



for sale  
marc allen  
01488 685353  
www.marcallen.co.uk

1 Bewick Mews  
Hungerford, Berkshire, RG17 0QS





# 1 Bewick Mews

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Guide £270,000

A very smart ground floor apartment situated in a convenient central location.

## Description

The property has a private entrance, not communal, together with a parking space directly in front. The light and airy accommodation includes a fabulous open plan sitting room, with dining area, and contemporary kitchen. There is also a very useful utility cupboard. There are two well balanced bedrooms, and a nicely fitted shower room, finished in white with a generous shower enclosure. Outside there is a parking space and communal gardens, although in reality the garden to the front is really only used by this property.

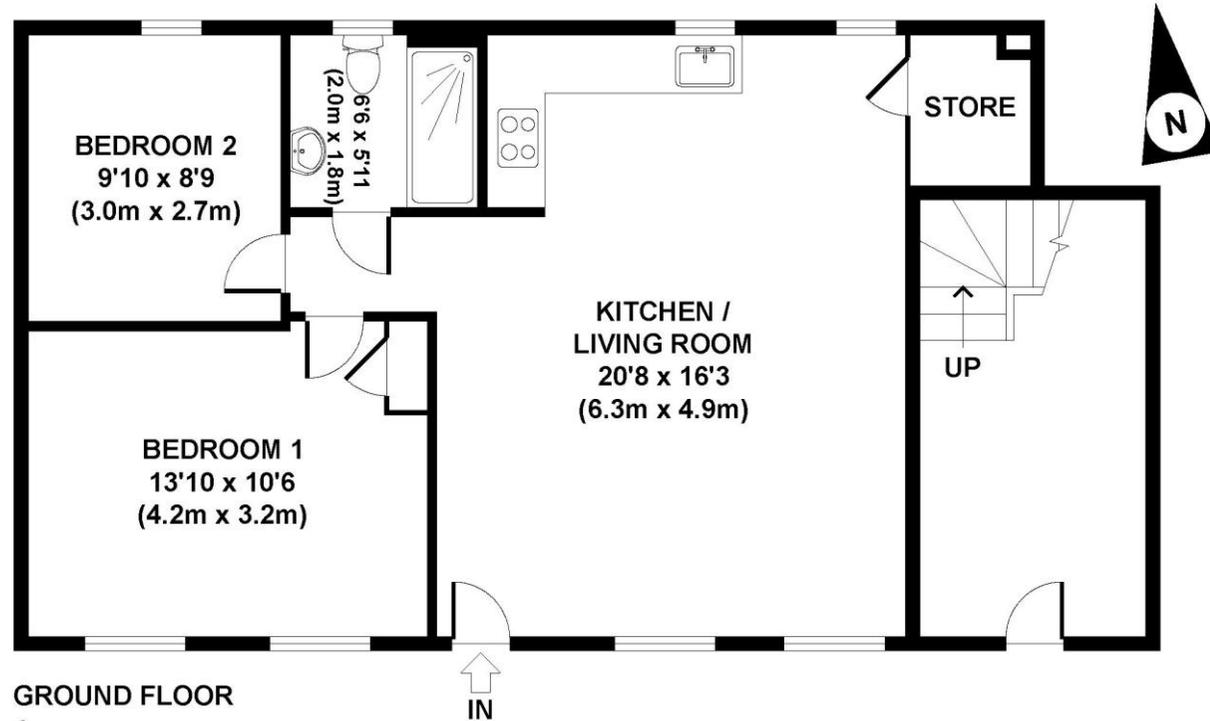
## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

## Directions

From our office turn right down the High Street, first right into Park Street and first left into Williams Court where the access barrier will be found. If on foot, you can reach the property by walking through The Three Swans archway from the High Street.

- Private Entrance
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Parking Space
- Communal Gardens



**1 Bewick Mews**

**APPROX. GROSS INTERNAL FLOOR AREA 658 SQ FT / 61.13 SQ M**



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

#### Sitting Room Area

Electric panel heater.

#### Kitchen Area

Fitted with a range of white gloss finished wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, ceramic hob and extractor. Integrated fridge and slimline dishwasher. Electric panel heater. Utility cupboard with plumbing for automatic washing machine. Fitted shelving.

#### Bedroom 1

Built in cupboard. Electric panel heater.

#### Bedroom 2

Electric panel heater.

#### Shower Room

With a very generous shower enclosure, wash hand basin with a drawer below and wc. Tiled surrounds. Chrome finish heated towel rail. Illuminated wall mirror. Electric shaver point.

#### Outside

There are communal gardens laid to grass with hedging, bin store and bike store. A remote controlled barrier gives access to the development for residents.

### Council Tax Band C

#### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

