



# 17 Orchard Park Close

Hungerford, Berkshire, RG17 0BJ





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£229,950

A very nicely proportioned two bedroom house situated in a traffic free walkway, conveniently located for the town.

## Description

The property has gas to radiator heating together with double glazing and includes a separate porch and a good sized sitting room from which the traditional staircase leads. The kitchen/dining room has been extended and provides an exceptionally good space with ample room for a table. On the first floor there are two bedrooms, both of which have exposed floorboards and built-in storage. The bathroom has a contemporary white suite. Outside there is an enclosed garden and a garage to the rear.

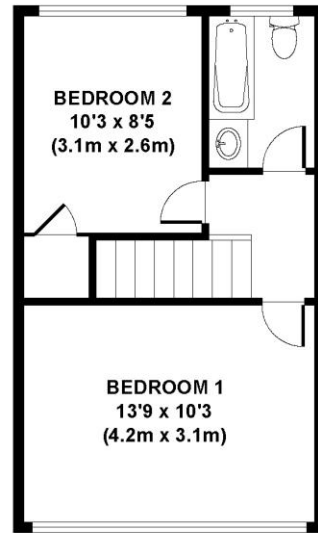
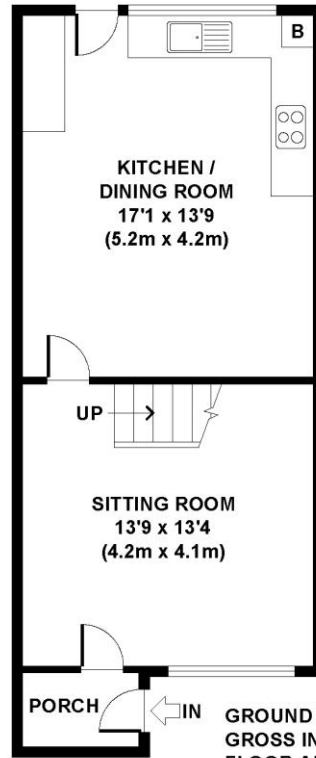
## Hungerford

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, pubs and 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 left up the High Street and at the second mini roundabout turn left into Priory Road. Take the first left turn into Hillside Road and then left into Orchard Park Close. No.17 will be found in the walkway on the right hand side.

- Porch
- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Rear Garden
- Garage
- Gas to Radiator Heating
- Double Glazing



APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT / 72 SQ M



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

### Porch

Hanging space. Door to:-

### Sitting Room

13' 9" (4.19m) x 13' 4" (4.06m). Radiator. Stairs to first floor.

### Kitchen/Dining Room

17' 1" (5.21m) x 13' 9" (4.19m). Fitted with a range of 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 over. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for a table and chairs. Door to garden.

### Staircase gives access to landing

Exposed floorboards.

### Bedroom 1

13' 9" (4.19m) x 10' 3" (3.12m). Built-in cupboard. Radiator. Exposed floorboards.

### Bedroom 2

10' 3" (3.12m) x 8' 5" (2.57m). Built-in wardrobe. Radiator. Exposed floorboards.

### Bathroom

7' 3" (2.21m) x 5' 1" (1.55m). A white suite comprising panelled bath with side tap and shower attachment, wash hand basin with a cupboard below and w.c. Tiled floor and surrounds. Chrome finished heated towel rail.

### Garage

To the rear with a metal up and over door.

### At the front of the property is

A small low maintenance style area with steps to the front door.

### At the rear of the property is

A low maintenance style garden with Cotswold stone chippings, inset paving and a raised brick border and seating to the side. The garden is enclosed by wood panel fencing with a gate to the rear.

### Services

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

