

41 St Michaels Close

Lambourn,Hungerford,Berkshire,RG17 8FA

marc allen





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Guide £285,000

An attractive ‘cottage style’ house situated in a pleasant traffic free walkway.

Description

The property has been considerably improved and the accommodation includes good hall space from which the stairs lead, and a tastefully fitted kitchen/breakfast room. There is a generous reception room with a feature fireplace and doors to the garden. On the first floor there are two well balance bedrooms and a refitted shower room. Outside there are low maintenance style gardens with a covered paved terrace, thoughtful planting, a shed and gate to the rear. This leads to the allocated car port. A viewing is strongly advised to fully appreciate this very comfortable home.

Lambourn

Lambourn village has a range of local shops, primary and nursery schools, public houses, community/sports centre and medical centre. Newbury with its comprehensive shopping and leisure facilities is approximately 12 miles away with a mainline railway station to Reading and London (Paddington). The M4 can be joined at junction 14 (approximately 6 miles).

Directions

On entering Lambourn from Hungerford, turn left onto Crowle Road, and then turn right onto the Baydon Road and then take the third right into Saint Michael’s Close. Follow the footpath to St Michaels Close and No.41 will be found on the right hand side.

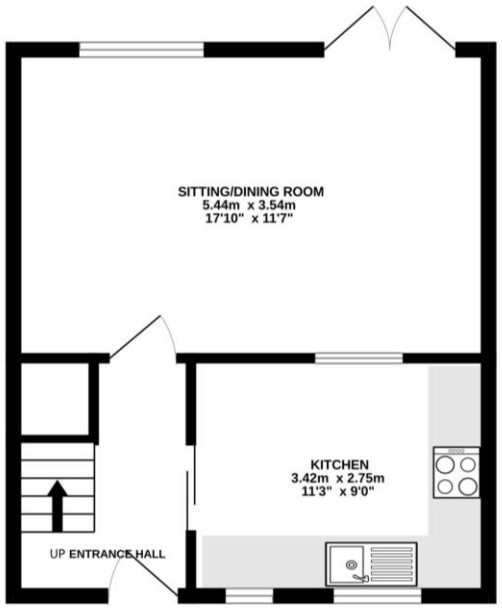
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Refitted Shower Room
- Garden
- Allocated Car Port

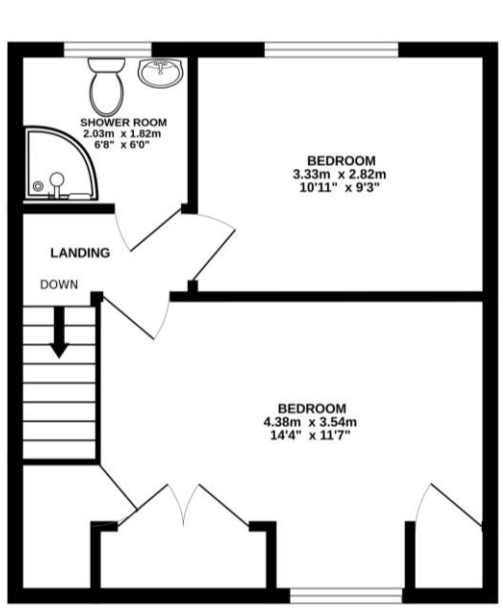












41 ST MICHAELS CLOSE LAMBOURN RG17 8FA

TOTAL FLOOR AREA : 69.4 sq.m. (747 sq.ft.) approx.





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

Porch
Outside light.

Entrance Hall
Wood effect flooring. Night storage heater. Understairs cupboard.

Sitting Room
Feature fire surround. Wood effect flooring. Doors to garden.

Kitchen/Breakfast Room
Fitted with a tasteful range of wall and base units with drawers, wooden work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built in electric oven, grill, hob and extractor. Fitted microwave. Under unit lighting. Electric 'kick' heater. Space for a small table and chairs;.

Staircase gives access to landing
Access to loft.

Bedroom 1
Built in cupboards. Electric panel heater. Airing cupboard housing how water tank and immersion heater.

Bedroom 2
Electric panel heater.

Refitted Shower Room
With a corner shower enclosure, wash hand basin and wc. Tiled surrounds and 'easy clean' wetboard. Chrome finish heated towel rail.

At the front of the property is
A pathway to the house with a paved area, gravel and shrubs.

At the rear of the property is
A paved terrace with glass cover leading to a low maintenance style garden with paving, gravel and shrubs, all enclosed by wooden fencing. Gate to the rear.

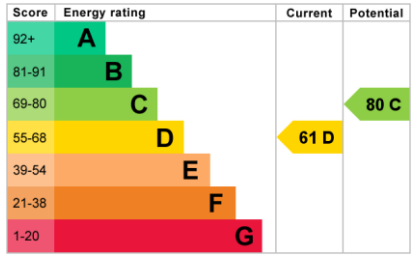
Services
All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

Please Note:
The house and garden are freehold, but there is an additional area of communal garden and parking for which there is a service charge of £150.00 per year.









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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.