



14 Ramsbury Drive  
Hungerford, Berkshire, RG17 0SG





# 14 Ramsbury Drive

Hungerford, Berkshire, RG17 0SG

Guide £225,000

A nicely presented ground floor apartment, situated in a convenient location within the town.

## Description

This ground floor apartment is offered in good order throughout and NO ONWARD CHAIN. There are two bedrooms, a living room, a refitted kitchen and a nice bathroom in traditional white. Outside there are communal gardens and allocated and visitors parking.

## Directions

From our office, turn right down the High Street, and right at the mini roundabout onto Park Street. Follow along and then turn right into Ramsbury Drive and No.14 will be found on the left hand side.



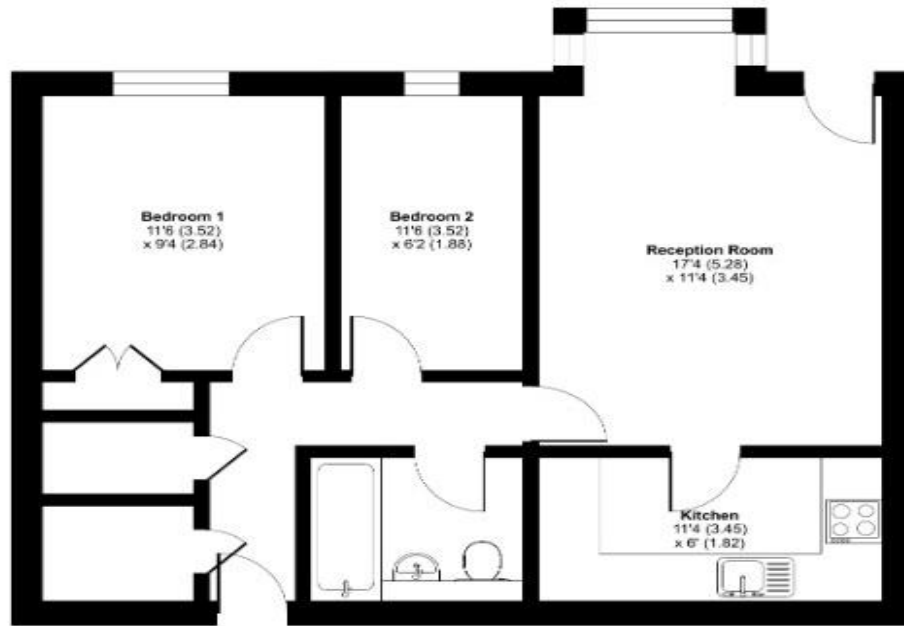
## Hungerford

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).

- Ground Floor Apartment
- Two Bedrooms
- Refitted Kitchen
- Bathroom
- Allocated Parking
- Communal Gardens
- NO ONWARD CHAIN



Approximate Area = 598 sq ft / 55.5 sq m  
For identification only - Not to scale



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

Communal entrance area with entry phone.

#### Entrance Hall

Large walk in storage cupboard with light. Airing cupboard. Wall mounted electric heater. Entry phone.

#### Sitting Room

Bay window. Door to communal garden. Electric wall mounted heater.

#### Kitchen

Fitted wall and base units comprising cupboard and drawers. Matching work surfaces, one and a half bowl single drainer stainless steel sink unit with a mixer tap. Integrated oven and hob with filter above. Plumbing for automatic washing machine. Appliance space. Tiled splashback.

#### Bedroom 1

Double built in wardrobe. Electric panel heater.

#### Bedroom 2

Electric panel heater.

#### Bathroom

White suite comprising, panelled edge bath with shower over, vanity unit with basin and mix tap. Tiled splash backs, tiled floor and wc.

#### Outside

Allocated and visitors parking. Communal gardens surrounding the property.

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.

#### 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.

#### Lease

970 years remaining.

#### Maintenance/Service Charge

£1,846 per annum.

#### Ground Rent

£0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

