



48 Bourne Vale
Hungerford, Berkshire, RG17 0LL





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Guide £450,000

A very nicely presented semi detached house that has been extended to create a very comfortable home, with a pleasant outlook over trees at the front.

Description

The property has gas to radiator heating, together with double glazing and includes a very generous hall and downstairs cloakroom. There is a sitting room, separate dining room and a nicely fitted kitchen. There is also a very useful utility room with access to the garden and to the garage. On the first floor there is a light and airy landing and three bedrooms, two of which have built in wardrobes. The bathroom is much larger than average, fitted with a white suite that also includes a separate shower enclosure with power shower. Outside there is a garage with a roller shutter door, driveway and well tended garden.

Directions

From our office, turn left up the High Street and right at the mini roundabout onto Atherton Road then turn left onto Church Way and then take the second right into Homefield Way. Then turn left into Bourne Vale and number 48 is around the corner on the right hand side.



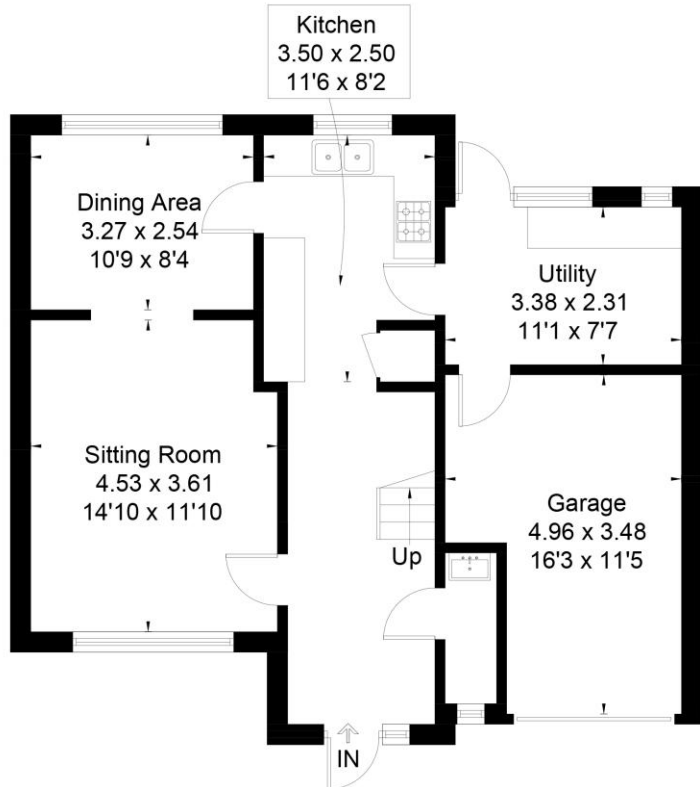
Hungerford

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).

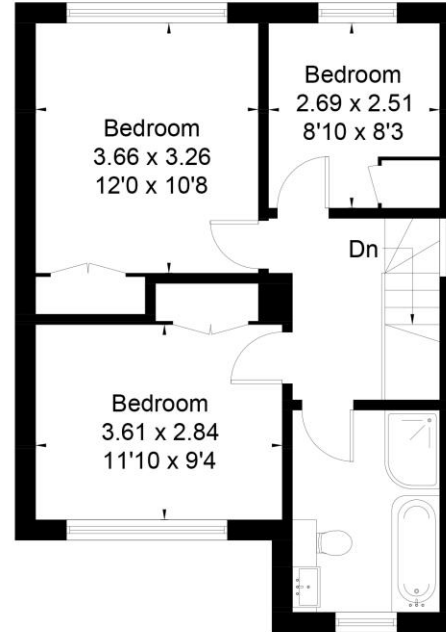
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Three Bedrooms
- Bathroom with Shower
- Garage
- Driveway
- Gardens
- Gas to Radiator Heating
- Double Glazing



Approximate Floor Area = 118 sq m / 1270 sq ft (Including Garage)



Ground Floor



First Floor



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

Door to:-

Entrance Hall

A very generous space having been extended. Radiator. Stairs to first floor.

Cloakroom

A contemporary suite comprising wc and wash hand basin with a cupboard below. Chrome finish heated towel rail. Extractor fan.

Sitting Room

Radiator. Tv aerial point. Opening to:-

Dining Room

Radiator.

Kitchen

Nicely fitted with a range of Howdens 'paintable' finish wall and base units with drawers, work surfaces over and matching upstand. Single drainer stainless steel sink unit with a mixer tap. Integrated dishwasher, electric cooker point with an extractor over. Cupboard housing gas fired boiler for domestic hot water and central heating. Larder cupboard. Radiator. Door to:-

Utility

With a further range of matching base units and work surfaces over. Plumbing for automatic washing machine. Appliance space. (Doors to the garage and garden.)

Staircase gives access to landing

Side window. Access to loft.

Bedroom 1

Built in wardrobe. Radiator.

Bedroom 2

Built in wardrobe. Radiator.

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Bedroom 3

Radiator. Airing cupboard housing hot water tank and immersion heater.

Bathroom

A generous room following the extension. Fitted with a white suite comprising panelled bath, wc and wash hand basin with storage below. Separate curved shower enclosure with a power shower (and external start button on the landing). Chrome finish heated towel rail.

Garage

To the side with a remote-controlled roller shutter door. Light and power.

At the front of the property is:

A driveway to the garage and a lawned garden with borders and beech hedging. Outside tap.

At the rear of the property is:

There is an area of hard standing with retaining wall and steps to a paved terrace, with well stocked borders and a water feature. This in turn leads to a lawned garden with further borders, trees and a vegetable patch. Outside tap and light.

Services

All mains connected. 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		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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