



2 The Laurels

Eddington, Hungerford, Berkshire, RG17 0DZ





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£195,000

An individual ground floor flat which retains great character, conveniently situated in the hamlet of Eddington.

Description

The property is situated within the attractive original part of the building and as such retains great character with beams, a fireplace and bay window. The property has gas to radiator heating and the accommodation includes a private entrance, not communal, and this is a particular advantage. There is a lovely sitting room with an open fireplace and views over the garden from the bay window. The kitchen has a good range of units. There is a ground floor bedroom with built-in cupboards, a generous shower room and a further basement room providing good storage, home office or occasional bedroom. Outside there is residents parking, guest parking and a lovely mature communal garden. This is particularly useful for No.2 because of its position and direct access to it.

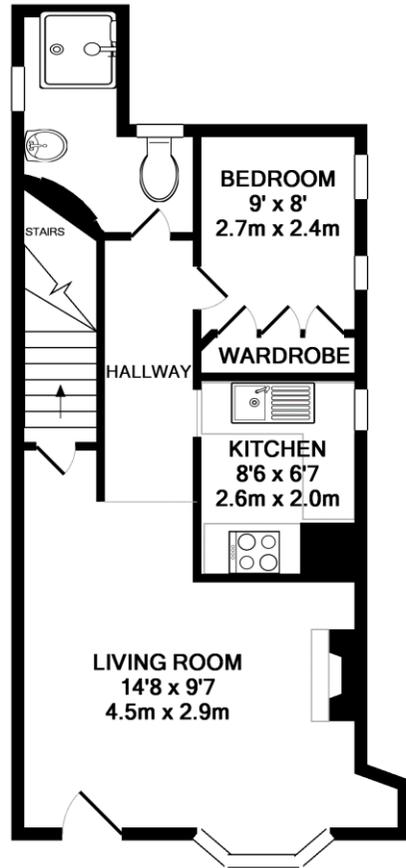
Hungerford

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, restaurants, banks and leisure activities. 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. The town also has a bus route to Marlborough, Swindon and Newbury.

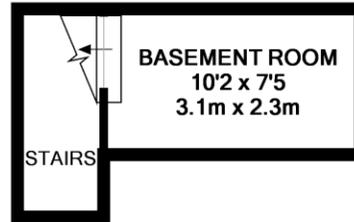
Directions

From our office turn right down the High Street right at The Bear Hotel. Cross the first mini roundabout and turn left into Eddington immediately after crossing the river. Take the next left turn into The Laurels and No.2 is on the right.

- Sitting Room
- Kitchen
- One Bedroom
- Basement Room (possibly Bedroom 2)
- Shower Room
- Gas Heating
- Double Glazing
- Communal Gardens
- Allocated Parking Space



GROUND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 80 SQ.FT.
(7.4 SQ.M.)



Front door to:-

Sitting Room

13' (3.96m) x 12'3" (3.73m) max. A characterful room with a bay window overlooking the pleasant communal garden. Open fireplace with a stone surround and shelving to one side. Wood effect flooring. TV aerial point. Telephone point. Radiator. Steps lead up to:-

Kitchen

8'7" (2.62m) x 6' (1.83m). With a range of light coloured wall and base units with work surfaces over and tiled surrounds. Stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine. Appliance space. Gas cooker point and space. Wall mounted 'Ideal' gas fired combination boiler. Vinyl tile effect flooring.

Bedroom

8'7" (2.62m) x 8'6" (2.59m). Fitted with a range of wardrobe and drawer storage and additional wall mounted cupboard. Telephone point. Radiator.

Shower Room

Comprising a white wash hand basin and w.c. with a generous tiled shower enclosure. Two wall mounted electric heater. Tiled floor. Radiator.

Steps lead down from the sitting room to:-

Basement Room

10' 2" (3.1m) x 7'8" (2.34m) max. An irregular shaped room with restricted headroom. A useful space for possible home office or occasional bedroom.

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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.

At the front of the property is

A pleasant lawned area of communal garden with a small flower bed directly to the front.

At the rear of the property is

A residents parking area with an allocated parking bay and a communal drying area.

Lease

The remainder of a 125 year lease which commenced in 2018.

Ground Rent

To be confirmed.

Maintenance Charge/Insurance

To be confirmed.

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		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

