



6 Tarrants Hill
Hungerford, Berkshire, RG17 0BL





6 Tarrants Hill

Hungerford, Berkshire, RG17 0BL

£239,950

A well proportioned two bedroom house situated in a convenient location within the town.

Description

The accommodation includes a useful porch area for storage, and a good sized sitting room. The kitchen/breakfast room has been extended, so has ample space for a table and chairs. Patio doors from the kitchen lead directly out to the garden to make an ideal entertaining space. On the first floor there are two well balanced bedrooms and a bathroom in traditional white.

Directions

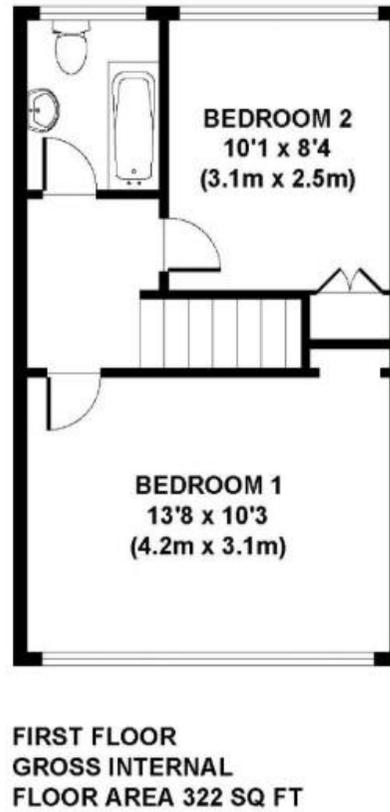
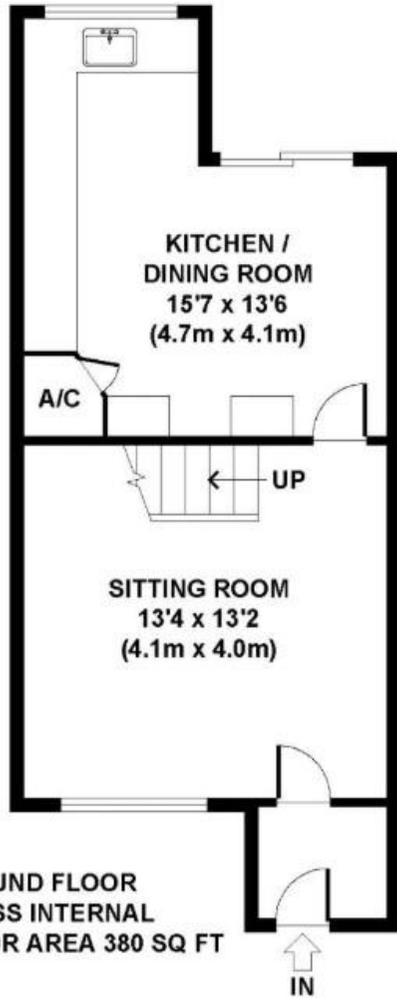
From our office, turn left up the High Street, and straight over at the mini roundabout. Take the second left into Priory Riad, and then an immediate left into Tarrants Hill and no.6 will be found along on the right hand side.



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).

- Enclosed Porch
- Sitting Room
- Refitted Kitchen
- Two Bedrooms
- Bathroom
- Gardens



APPROX. GROSS INTERNAL FLOOR AREA 702 SQ FT / 65 SQ M



Enclosed Porch

Sitting Room

TV aerial point. Stairs to first floor.

Refitted Kitchen

Fitted with a good range of wall and base units with drawers, worksurfaces over and tiled splashback. Single drainer sink unit. Plumbing for automatic washing machine. Appliance Space. Space for a table and chairs. Door gives access to garden.

Staircase gives access to landing

Bedroom 1

Electric heater.

Bedroom 2

Electric heater.

Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin with a cupboard below and wc. Tiled surrounds.

At the front of the property is

An area of garden laid to grass, with shrubs, low walling and gate.

At the rear of the property is

A low maintenance paved garden enclosed by low walling and wooden fencing.

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.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: 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.

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

marc allen