



6 Old Granary

High Street, Hungerford, Berkshire, RG17 0NF





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Guide £250,000

A rarely available two bedroom maisonette situated in the heart of the town, so extremely convenient for the local amenities.

Description

The property has a private entrance, not communal and includes a generous reception room, a good sized kitchen and two well balanced bedrooms. There is also a nicely fitted shower room. The property has gas to radiator heating and double glazing. Outside there is a very useable communal garden and a residents parking space.

Directions

From our office, go straight across, and there is a little road which leads to the Old Granary. Number 6 will be found straight ahead.



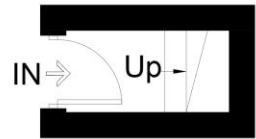
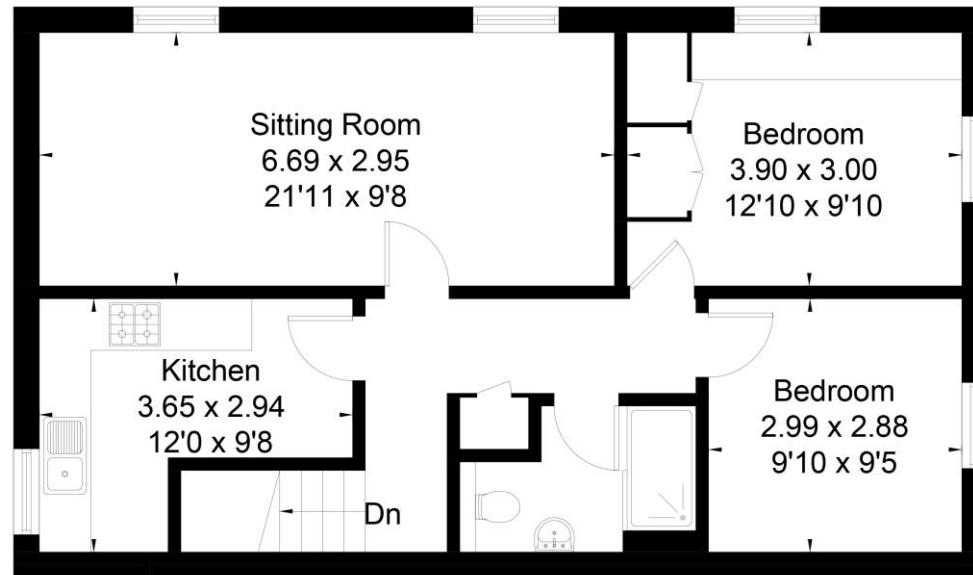
Hungerford

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
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal Garden
- Residents parking space



Approximate Floor Area = 66.9 sq m / 720 sq ft



Ground Floor

First Floor



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

Door to:

Entrance Hall

Stairs to first floor.

Landing

Access to loft. Airing cupboard with hot water tank and immersion heater.

Sitting Room

Two Radiators.

Kitchen

Fitted with a range of cream fronted wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Built in electric oven, hob and extractor. Tiled floor. Radiator.

Bedroom 1

Built in wardrobe and cupboards. Radiator.

Bedroom 2

Radiator.

Shower Room

With a generous shower enclosure, wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Chrome finish heated towel rail.

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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.

Outside

There are communal gardens laid to grass with borders and a patio area.

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.

Lease

Remainder of a 999 year lease, which commenced in 1983.

Ground Rent

Peppercorn.

Service Charge

£150.00 per quarter.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

