



8 Oakes Court

Hungerford, Berkshire, RG17 0JW

marc allen

www.marcallen.co.uk



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Guide £475,000

An attractive three bedroom house situated in a small courtyard development in a convenient location for the town.

Description

The nicely presented accommodation includes a useful downstairs cloakroom and a well planned kitchen with cream coloured units, granite work surfaces and some integrated appliances. The generous sitting room has a feature fireplace and now opens into the garden room/conservatory to create a very comfortable living space and dining area. On the first floor there are three bedrooms, two of which have built in wardrobes. The bathroom includes a shaped whirlpool bath with a shower over. Outside there is an enclosed garden laid to grass, with shrubs, a paved terrace and store/shed. A viewing is strongly advised to fully appreciate the overall qualities and lifestyle opportunity that the property offers.

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).

Directions

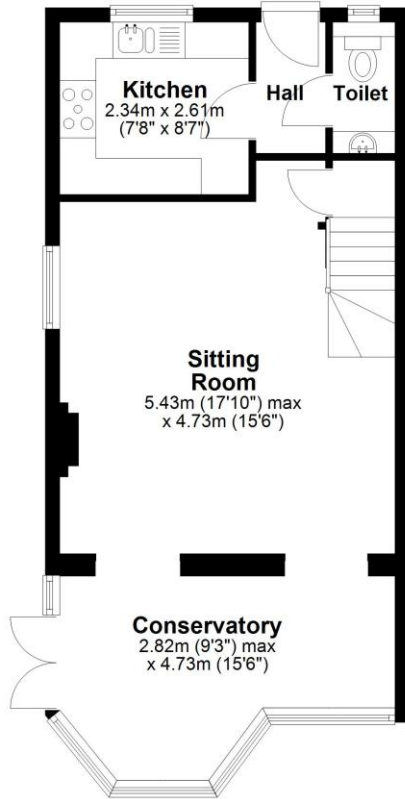
From our office, turn right down the High Street and left at mini roundabout onto Church Street. Follow along and turn left into Church Way. Then turn left into Honeyfields then turn right, and No. 8 Oakes Court will be found on the left hand side.



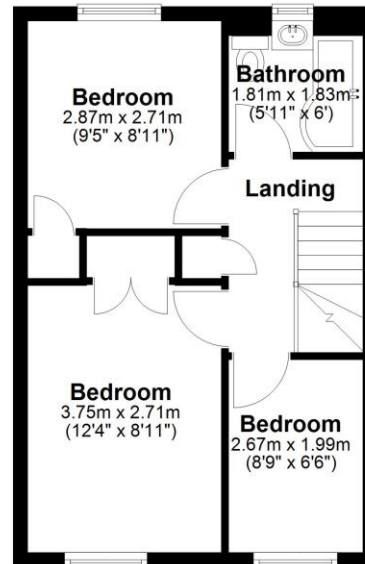
- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Garden Room/Conservatory
- Three Bedrooms
- Bathroom
- Gardens
- Gas to Radiator Heating
- Double Glazing



Ground Floor
Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)



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

Porch

Door to:-

Entrance Hall

Wood effect flooring. Radiator.

Cloakroom

With a wc and wash hand basin. Tiled surrounds. Radiator.

Kitchen

Fitted with a range of cream fronted wall and base units with drawers, granite work surfaces over and tiled surrounds. Sink unit with a mixer tap. Built in electric oven, grill and oven/microwave, plus warming drawer. Gas five burner hob with a stainless steel splashback and extractor over. Integrated dishwasher and washing machine. Cupboard housing gas fired combination boiler for domestic hot water and central heating.

Sitting Room

With wood effect flooring. Feature fire surround with a gas fire. Radiator. Understairs cupboard. Opening to:-

Garden Room/Conservatory

With wood effect flooring. Radiator. Doors to garden.

Staircase gives access to landing

Access to loft. Linen cupboard.

Bedroom 1

Built in double wardrobe. Radiator. Wood effect flooring.

Bedroom 2

Built in wardrobe. Radiator.

Bedroom 3

Fitted shelving and rails. Wood effect flooring. Radiator.

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Bathroom

A white suite comprising shaped whirlpool bath with a shower over, wc and surface mounted 'bowl' basin. Tiled surrounds. Chrome finish heated towel rail. Electric shaver point. Extractor fan.

At the front of the property is

A small area of garden with a gate to the side. There is residents parking at the front.

At the rear of the property is

A lawned garden with well stocked shaped borders extending to the side with a block paved terrace for entertaining. Garden shed. Outside lights and tap.

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		78 C
55-68	D	67 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.