



3 Northview

Hungerford, Berkshire, RG17 0DA

marc allen



3 Northview

Hungerford, Berkshire, RG17 0DA

Guide £365,000

An individual character property with good frontage and far reaching views.

Description

The property is situated in an established residential area of the town and the accommodation includes good hall space from which the stairs lead, a useful downstairs cloakroom/utility and a conservatory with doors to the garden. The kitchen has a range of cream Shaker style units and includes an exposed brick chimney breast and floorboards. The sitting room has an open fireplace and overlooks the front garden. On the first floor there are two bedrooms and a bathroom that includes a shower. The main bedroom has exposed floorboards and fabulous far reaching views across rooftops to distant fields. Outside there is off road parking, a useful store shed and mature gardens.

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.

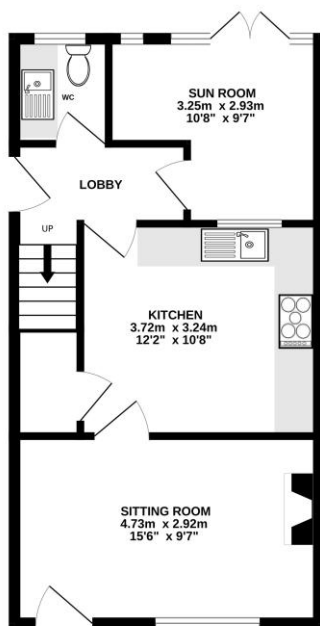
Directions

From our office turn right down the High Street and first right into Park Street. Take the first right turn into Fairview Road and immediately left into Northview. No.3 will be found on the right hand side.

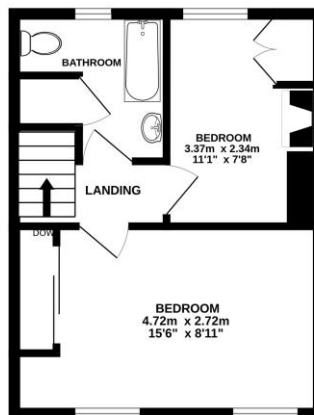
- Side Hall
- Cloakroom/Utility
- Conservatory
- Kitchen
- Sitting Room with a Fireplace
- Two Bedrooms
- Bathroom with Shower
- Off Road Parking
- Gardens
- Store Shed
- Gas to Radiator Heating



GROUND FLOOR
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR
29.0 sq.m. (312 sq.ft.) approx.



3 NORTH VIEW HUNGERFORD RG17 0DA
TOTAL FLOOR AREA : 73.5 sq.m. (791 sq.ft.) approx.



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

Stable Door to:-

Side Hall

Stairs to first floor. Two radiators.

Cloakroom/Utility

5' 5" (1.65m) x 4' 9" (1.45m). With a w.c. Wall and base units with work surfaces over. Plumbing for automatic washing machine. Single drainer stainless steel sink unit with a mixer tap.

Conservatory

10' 8" (3.25m) max x 9' 8" (2.95m) max. Radiator. Doors to garden.

Kitchen

12' 2" (3.71m) max x 10' 3" (3.12m) max. Fitted with a range of cream fronted Shaker style units with drawers, work surfaces over and tiled surrounds. Under unit lighting. Single drainer stainless steel sink unit with a mixer tap. Plumbing for dishwasher. Appliance space. Exposed brick chimney breast with space for a gas range cooker. Exposed floorboards. Understairs cupboard with a wall mounted gas fired boiler for domestic hot water and central heating.

Sitting Room

15' 6" (4.72m) x 9' 6" (2.9m). Open fireplace with a surround and hearth. Radiator. Telephone point. TV aerial point. Door to front (not currently in use).

Staircase gives access to landing

Bedroom 1

15' 6" (4.72m) x 8' 11" (2.72m). Two radiators. Exposed floorboards. Far reaching views across rooftops to distant fields.

Bedroom 2

10' 11" (3.33m) x 7' 8" (2.34m). Radiator. Victorian style fireplace (not in use). Exposed floorboards.

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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.

Bathroom

A white suite comprising panelled bath with a 'Mira' shower over, wash hand basin and w.c. Heated towel rail.

At the front of the property is

A good sized mature garden laid to lawn with established shrubs and a pathway to the house. There is also a driveway for off road parking and a useful store shed of approx. 9' 10" (3m) x 7' 10" (2.39m). Outside tap.

At the rear of the property is

A lawned garden with raised brick borders and a paved seating area.

Please Note:

There is a right of way.

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		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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