



4 Lancaster House Mews

Hight Street, Hungerford, Berkshire, RG17 0NB

marc allen



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Guide £495,000

An individual detached house situated in an extremely central, yet tucked away location just off the High Street.

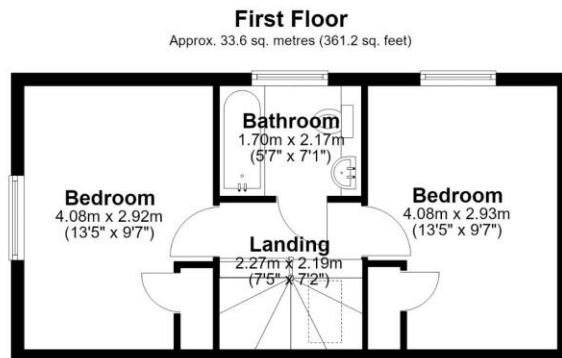
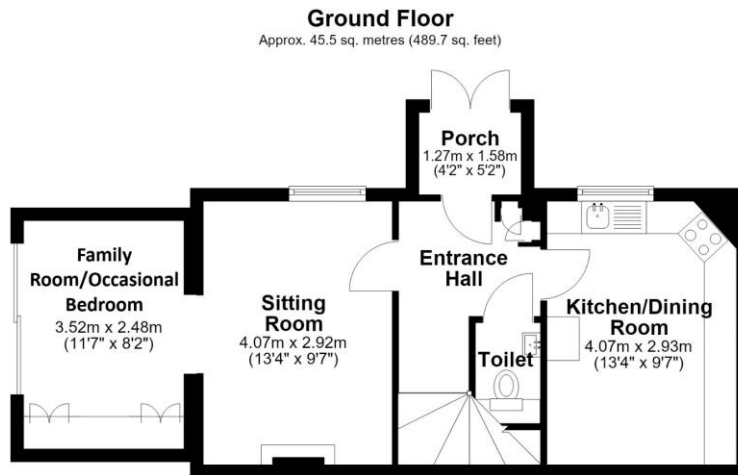
Description

The beautifully presented accommodation includes a generous porch for boots, coats etc, an inner hall and downstairs cloakroom. The kitchen has a tasteful range of units, granite worktops and space for a table. The sitting room has a feature fireplace to provide a focal point and now opens into a further reception room or occasional bedroom if required, with doors to the garden. The property has oil heated fired heating and double glazing. Outside there is a low maintenance style courtyard garden and an allocated parking space. A viewing is strongly advised to fully appreciate the overall qualities of this unique home and the lifestyle opportunity that it 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).

- Entrance Porch
- Cloakroom
- Kitchen/Dining Room
- Sitting Room
- Family Room/Occasional Bedroom
- Two Bedrooms
- Bathroom
- Enclosed Low Maintenance Style Garden
- Allocated Parking Space
- Oil Fired Central Heating



Total area: approx. 79.1 sq. metres (850.9 sq. feet)

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



Double doors to:-

Enclosed Porch

Tiled floor.

Entrance Hall

Oak finish flooring. Fitted cupboards and shelves. Stairs to first floor.

Cloakroom

With a wall hung wc and wash hand basin in a cupboard below. Radiator.

Kitchen/Dining Room

Fitted with a range of cream fronted wall and base units with drawers, granite work surfaces and matching upstand. Belfast style sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance space. Slimline dishwasher. Built in microwave. Built in electric oven, grill, hob and extractor. Radiator. Space for a table and chairs.

Sitting Room

Oak finish flooring. Feature fire surround and fire. Fitted corner cupboard. Opening to:-

Family Room/Occasional Bedroom

Fitted cupboards. Oak finish flooring. Radiator. Double glazed doors to garden.

Staircase gives access to landing

Access to loft.

Bedroom 1

Built in wardrobe. Radiator. Two wall light points.

Bedroom 2

Built in wardrobe. Radiator.

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Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin with cupboards below and wc. Fitted wall cupboard and mirror. Tiled floor and surrounds. Radiator. Electric shaver point.

Outside

There is an enclosed low maintenance style garden with paving, low walling, beech hedge and picket fence. Outside tap and lighting. Outside oil fired boiler for domestic hot water and central heating.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.