



# 5 Barnards Court

Hungerford, Berkshire, RG17 0HS

marc allen



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£185,000

A well proportioned ground floor maisonette situated in a convenient central location.

Please note: The photographs used are file stock, pre tenancy, so for guidance only.

## Description

The accommodation has a private entrance, not communal, and includes a good sized sitting room and a useful inner hall with built-in storage. The kitchen has been tastefully refitted and includes a built-in oven and hob. There are two well balanced bedrooms and a refitted bathroom that is finished in a contemporary style and includes a shower. The property has gas to radiator heating and double glazing. Outside there are communal gardens laid mainly to lawn and residents parking. The property occupies a favourable 'tucked away' position and is very conveniently located for the town centre.

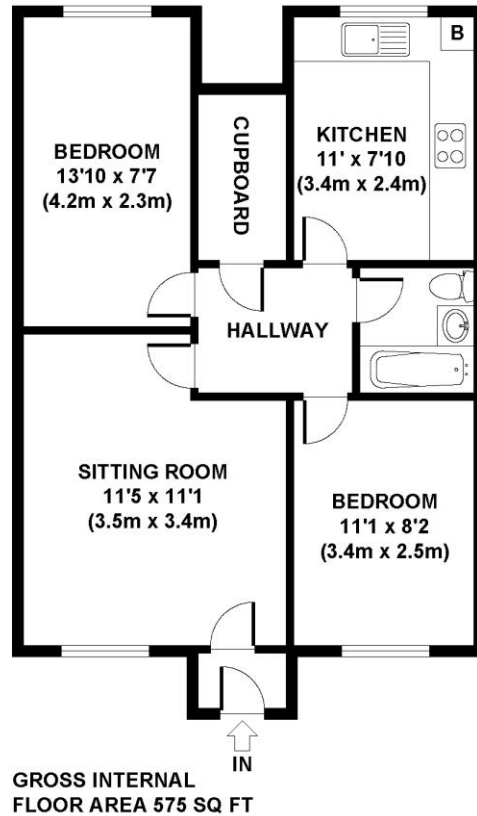
## Hungerford

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 left up the High Street and first left into Tarrant's Hill. Take the first left again into Morley Place and the property will be found at the end on the left.

- Entrance Hall
- Sitting Room
- Inner Hall
- Kitchen
- Two Bedrooms
- Bathroom with Shower
- Communal Gardens
- Residents Parking
- Gas to Radiator Heating



**APPROX. GROSS INTERNAL FLOOR AREA 575 SQ FT / 53 SQ M**



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

Private Door to:-

Entrance Hall

Sitting Room

14' 1" (4.29m) max x 11' 5" (3.48m) max. Wood effect flooring. Radiator.

Inner Hall

Built-in cupboard.

Kitchen

11' (3.35m) x 7' 10" (2.39m). Tastefully fitted with a range of grey wall and base units with work surfaces over and matching splashbacks. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, gas hob and extractor over. Wall mounted gas fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Appliance space.

Bedroom 1

13' 10" (4.22m) x 7'7" (2.31m). Radiator.

Bedroom 2

11' 1" (3.38m) x 8' 2" (2.49m). Radiator.

Bathroom

A contemporary white suite comprising panelled bath with a shower over, wash hand basin with cupboard below and w.c. Radiator. Extractor fan.

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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 mainly to lawn with shrub bordered and a residents parking area.

Lease

To be confirmed.

Ground Rent

To be confirmed.

Maintenance Charge

To be confirmed.

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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