



32 Spring Meadows

Great Shefford, Hungerford, Berkshire, RG17 7EN



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Guide £295,000

A two bedroom house with a garage in a popular village location.

Description

An end of terrace house with adjoining garage, the property is in need of some updating but benefits from sealed unit double glazing and a generous rear garden. There are two double bedrooms and bathroom on the first floor, the ground floor has a bay fronted living room and a kitchen/dining room. As well as a garage there is a driveway parking for two cars.

Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

Directions

From our office, turn right down the High Street and turn right at the Bear Hotel. At the second roundabout turn left towards the M4, pass under the motorway and continue to Great Shefford. On reaching the village, turn left into Blakeney fields, take the first right into Spring Meadows, follow the road

around, bear left and the property is on the right hand side.

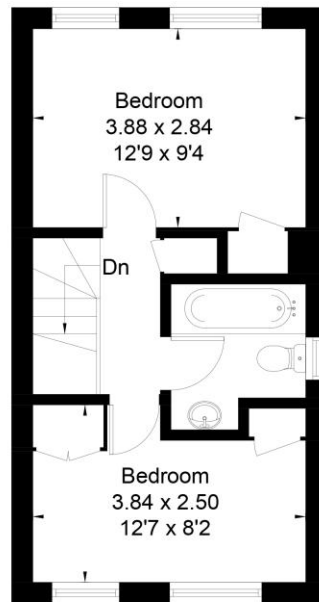
- End of Terrace House
- Two Double Bedrooms
- Kitchen
- Sitting Room
- Bathroom
- Good Size Rear Garden
- Garage
- Driveway
- Village Location



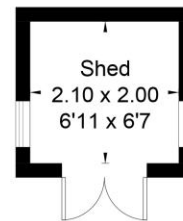
Approximate Floor Area = 60.7 sq m / 653 sq ft
 Outbuilding = 13.7 sq m / 147 sq ft (Including Garage / Excluding Shed)
 Total = 74.4 sq m / 800 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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

Porch

With light. Front door gives access to:-

Entrance Hall

Stairs. Cloaks hanging rail. Electric heater.

Sitting Room

Bay window. Understairs cupboard. Electric heater coving.

Kitchen

With a range of wall and base units, laminate work surfaces with polycarbonate sink and mixer tap. Integrated oven, hob and filter canopy. Plumbing for automatic washing machine. Appliance space. Vinyl floor. Door to rear garden.

Staircase gives access to landing

Airing cupboard. Trap to loft.

Bedroom 1

Built in wardrobe. Electric heater.

Bedroom 2

Two built in wardrobes. Electric heater.

Bathroom

Suite comprising panelled bath with shower over. Wash hand basin and wc. Shower sockell. Tiled splash backs.

Garage

Up and over door. Power and light.

At the front of the property is

An open plan garden, mainly lawned with shrub planters. Gravel driveway for two vehicles.

At the rear of the property is

An enclosed lawned garden with established shrubs and trees. Panel fencing.

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		77 C
55-68	D	58 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.

