



10 Lourdes Crescent
Hungerford, Berkshire, RG17 0GY





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Guide £395,000

An attractive three bedroom house built in an Arts and Crafts style by Linden Homes.

Description

The property has gas to radiator heating, together with double glazing and includes good hall space from which the stairs lead and a useful downstairs cloakroom. The sitting room now has a wood burning stove, bespoke fitted shelving and oak finish flooring. The kitchen has a range of shaker style wall and base units, granite work surfaces and some fitted appliances. The kitchen now opens into the conservatory which is a valuable extension to the living space. On the first floor there are three bedrooms and a tastefully refitted shower room with a generous shower enclosure and twin basins with storage below. Outside there is a double width block paved driveway and a low maintenance style rear garden with seating areas and a summer house.

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

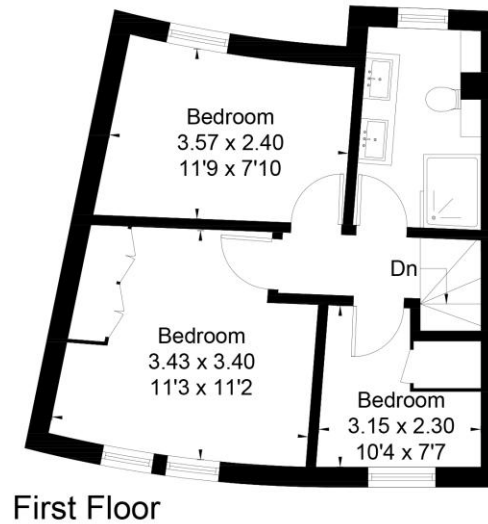
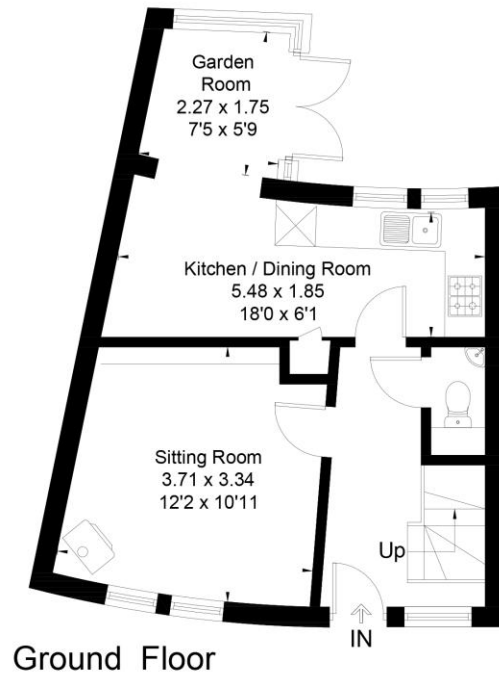
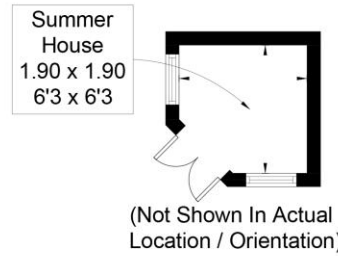
From our office, turn left up the High Street, and straight over at the two mini roundabouts. Turn left at the roundabout into Priory Road and take the second right into Lourdes Crescent and No.10 will be found along on the left hand side.



- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen
- Conservatory
- Three Bedrooms
- Shower Room
- Driveway
- Low Maintenance Style Rear Garden
- Gas to Radiator Heating
- Double Glazing



Approximate Floor Area = 75.8 sq m / 816 sq ft
 Summer House = 3.3 sq m / 35 sq ft
 Total = 79.1 sq m / 851 sq ft



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

Porch

Entrance Hall

Oak finish flooring. Contemporary style radiator. Stairs to first floor.

Cloakroom

With a wc and wash hand basin with a cupboard below. Upright heated towel rail. Oak finish flooring.

Sitting Room

With a wood burning stove. Fitted shelving. Contemporary style radiator. Oak finish flooring. TV aerial point.

Kitchen

Fitted with a range of shaker style wall and base units with drawers, granite work surfaces over and upstand. Built in electric oven, microwave, gas hob and extractor over. Integrated dishwasher and washing machine. Tiled floor. Space for a table. Electric panel heater. Built in cupboard. Opening to:-

Conservatory

Tiled floor. Traditional style radiator. Doors to garden.

Staircase gives access to landing

Upright radiator. Access to loft.

Bedroom 1

Fitted wardrobes. Radiator. Oak finish flooring.

Bedroom 2

Fitted shelf. Radiator.

Bedroom 3

Built in cupboard with gas fired boiler for domestic hot water and central heating.

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Bathroom

With a generous easy access shower enclosure, twin basins with cupboards below and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Extractor fan.

At the front of the property is

A double width block paved driveway with low walling.

At the rear of the property is

An area of decking with railings and steps to a low maintenance style paved garden, with a summerhouse. Outside power point, light and tap. Gate to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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.