



16 Oxford Street

Eddington, Hungerford, Berkshire, RG17 0ET

marc allen



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Guide £425,000

An attractive neo Georgian semi-detached house situated in a very convenient yet tucked away position in the Hamlet of Eddington.

Description

The accommodation includes a generous kitchen/breakfast room with an island unit, and a sitting room with wood effect flooring and doors to the garden. There is also a separate study/dining room and a cloakroom/utility room. The stairs rise to a galleried landing with good natural light. There are three well proportioned bedrooms, all of which have built-in mirrored wardrobes. The shower room has been tastefully refitted in a smart contemporary style. Outside there is an enclosed low maintenance style garden at the rear.

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).

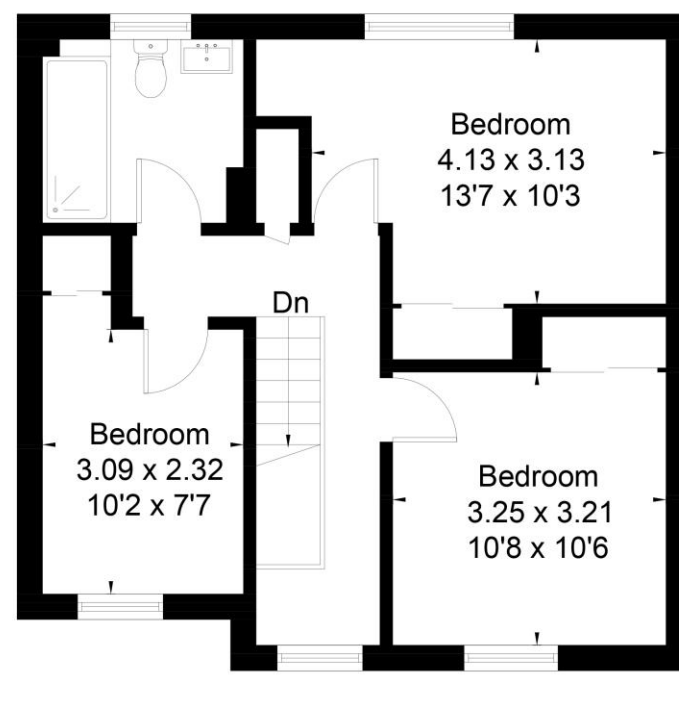
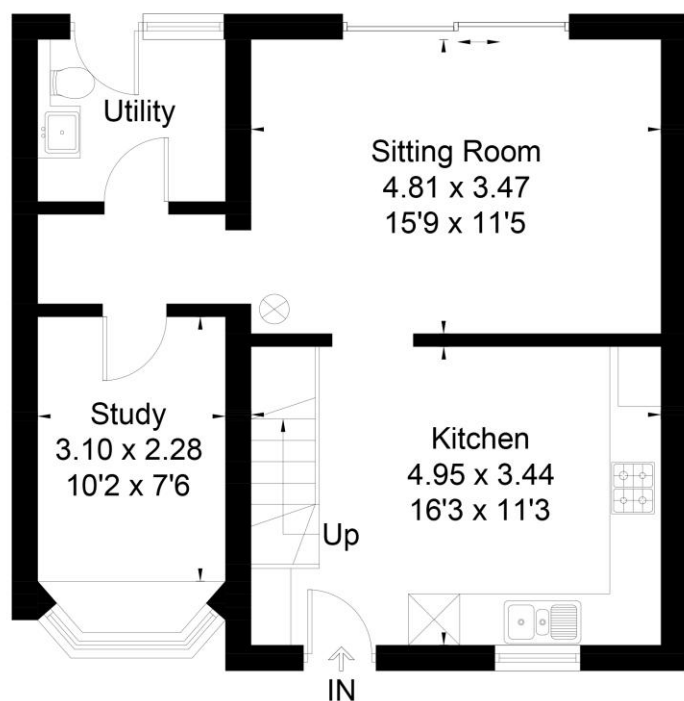
Directions

From our office, turn right down the High Street and right at the Bear Hotel. Cross the next roundabout and immediately after the bridge turn left into Eddington just before the A4 Hire. No.16 is along on the right hand side.

- Kitchen/Breakfast Room
- Sitting Room
- Study/Dining Room
- Utility/Cloakroom
- Three Bedrooms
- Refitted Shower Room
- Gas to Radiator Heating
- Low Maintenance Style Gardens



Approximate Floor Area = 100.7 sq m / 1084 sq ft



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

Door to:-

Kitchen/Breakfast Room

Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, grill, hob and extractor. Integrated dishwasher and microwave. Kidney shaped island unit with cupboards below. Tiled floor.

Sitting Room

Wood effect flooring. Double glazed patio doors to the garden.

Inner Hall

Dining Room/Study

Bay window, Radiator. Wood effect flooring.

Cloakroom

With a wc and wash hand basin with a cupboard below.

Utility

Plumbing for automatic washing machine. Appliance space. Tiled floor. Door to garden.

Staircase gives access to galleried landing

Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 1

Built in wardrobe with mirrored doors and a storage recess. Radiator.

Bedroom 2

Built in wardrobe with mirrored doors. Radiator.

Bedroom 3

Built in wardrobe with mirrored doors. Radiator.

Shower Room

A generous walk in shower area with screen and contemporary black fittings wash hand basin with drawers below and wc. Tiled floor and surrounds. Extractor fan. Heated towel rail.

At the rear of the property is

A low maintenance walled courtyard garden with paving, a raised timber planter and decking. Outside tap, power point and lighting.

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		87 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.

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