

1 Oxford Street

Eddington, Hungerford, Berkshire, RG17 0ET

marc allen





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Guide £550,000

A substantial period town house with accommodation arranged over three floors.

Description

The property retains great character throughout and the accommodation includes good hall space and a useful utility room with access to the garden. There is a good sized sitting room, a dining area with a woodburner and kitchen/breakfast room with doors to the garden. On the first floor there are two bedrooms, two bathrooms (one en suite) and a separate cloakroom. A second staircase leads to the top floor where there are two further bedrooms. Outside there is an off-road parking space to the side and a part walled garden at the rear. The garden is fully enclosed, with a paved terrace, lawned garden, trees, borders and decking. A viewing is strongly advised to fully appreciate the overall proportions of this lovely property.

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 again at the Bear Hotel. Go straight over at the roundabout and then turn left onto Oxford Street and No.1 will be found on the right hand side.

- Entrance Hall
- Utility
- Dining Room
- Sitting Room
- Kitchen
- Four Bedrooms
- En Suite Bathroom
- Separate WC
- Bathroom
- Enclosed Rear Garden
- Off Road Parking Space

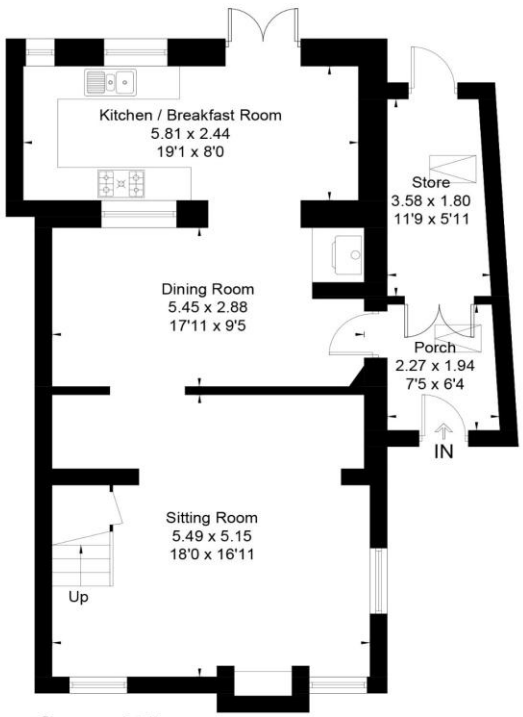




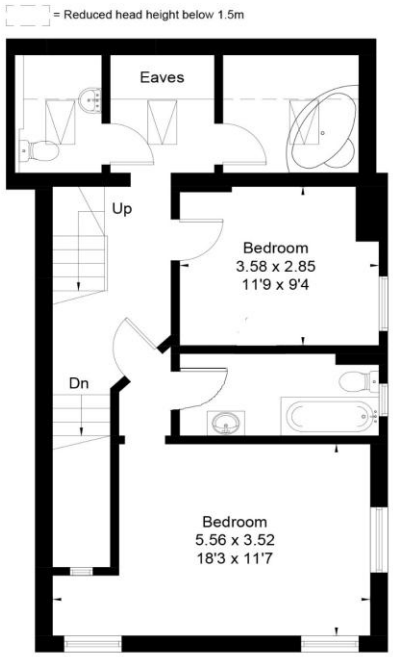




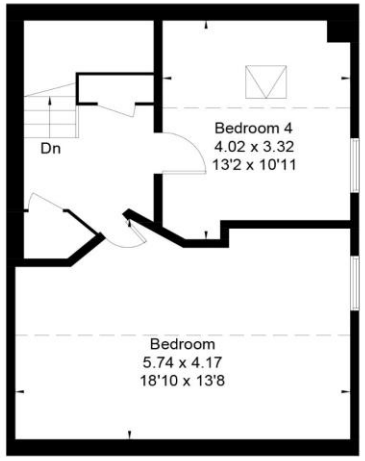
Approximate Floor Area = 179.4 sq m / 1931 sq ft



Ground Floor



First Floor



Second Floor





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

Entrance Hall
Tiled floor. Exposed timbers. Door to:

Utility
Tiled floor. Exposed timbers. Velux window. Appliance space. Door to garden.

Dining Room
Fireplace with a woodburner. Tiled floor.

Sitting Room
Feature fireplace. Exposed beams. Two radiators. Understairs cupboard.

Kitchen/Breakfast Room
Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Space for a range cooker. Plumbing for dishwasher. Appliance space. Space for a table. Tiled floor.

Staircase gives access to landing
Exposed wall beams.

Bedroom 1
Exposed wall beams. Radiator.

En Suite Bathroom
A white suite comprising panelled bath with a shower attachment, wash hand basin and wc.

Bedroom 2
Radiator.

Separate wc
With a wash hand basin and built in cupboard. Radiator.

Bathroom
With a corner bath. Exposed beams. Radiator. Tiled surrounds.

Staircase gives access to top floor
Fitted shelving. Airing cupboard housing hot water tank and immersion heater.

Bedroom
Radiator. Access to loft.

Bedroom
Eaves storage. Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating.

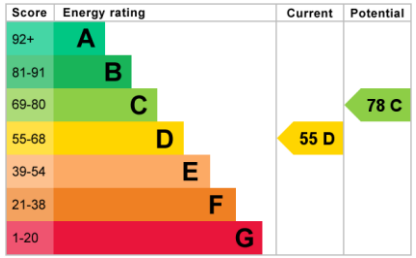
At the rear of the property is
A paved terrace leading to a lawned garden with mature trees, borders and a
raised area of decking.

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.









110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685353
Fax: 01488 680844
Email: sales@marcallen.co.uk

marc allen

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.