



4 Wessex Close  
Hungerford, Berkshire, RG17 0NT

marc allen

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## 4 Wessex Close

Hungerford, Berkshire, RG17 0NT

£210,000

A very nice ground floor apartment in arguably the best position overlooking trees and open space to the front.

### Description

The property has gas to radiator heating, together with double glazing and includes a private entrance, not communal, a good sized sitting room and smart kitchen. There are two bedrooms, one of which has built in wardrobes. There is good storage off of the inner hall and a nicely fitted bathroom that includes a shower. Outside there is a privately owned car port and communal gardens. NO ONWARD CHAIN.

### Directions

From our office, turn right down the High Street and left at the mini roundabout onto Church Street. Follow along, and turn right into Wessex Close. No.4 will be found around the corner on the left hand side.



### 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).

- Entrance Hall
- Sitting Room
- Kitchen
- Inner Hall
- Two Bedrooms
- Bathroom
- Car Port
- Communal Gardens
- Gas to Radiator Heating
- NO ONWARD CHAIN



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

### Porch

Door to:

### Entrance Hall

Radiator.

### Sitting Room

13' x 12' 9". Radiator. Tv aerial point.

### Kitchen

8' 11" X 6' 4". Fitted with a smart range of contemporary wall and base units with drawers., work surfaces over and under unit lighting. Built in electric oven, gas hob and extractor over. Plumbing for automatic washing machine and dishwasher (slimline space). Single drainer sink unit with a mixer tap. Cupboard housing gas fired boiler for domestic hot water and central heating.

### Inner Hall

Airing cupboard with shelving and a radiator. Understairs cupboard.

### Bedroom 1

13' 4" x 8' 6". Built in wardrobes. Radiator.

### Bedroom 2

9' 6" X 6' 5". Wood effect flooring. Radiator.

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### Bathroom

6' 6" x 6' 3". A contemporary white suite comprising panelled bath with a shower over and screen, wash hand basin with cupboards below and wc. Chrome finished heated towel rail. Extractor fan.

### Car Port

To the side.

### Outside

There are communal gardens laid to grass with borders, bin store and drying area.

### 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.

### Lease

The remainder of a 189 year lease which commenced in 1986.

### Ground Rent

£200 per annum.

### Service Charge

£1,033 per annum.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

