



6 Canalside

High Street, Hungerford, Berkshire, RG17 0DW





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Guide £365,000

A nicely presented semi detached property occupying a fabulous canalside location in the heart of the town.

Description

The property has gas to radiator heating together with double glazing and includes a good sized hall from which the stairs lead, together with a downstairs cloakroom. The sitting room has french doors out to the garden and the kitchen has space for a table and chairs. On the first floor there is a generous landing, two well balanced bedrooms and a smart contemporary shower room. Outside there is a lovely enclosed garden with a patio, lawn, borders and useful brick built store. NO ONWARD CHAIN.

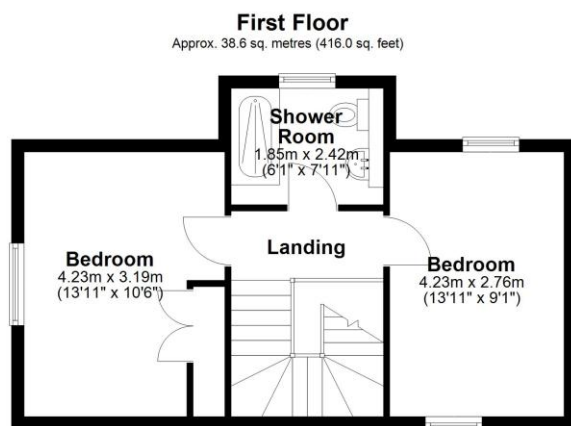
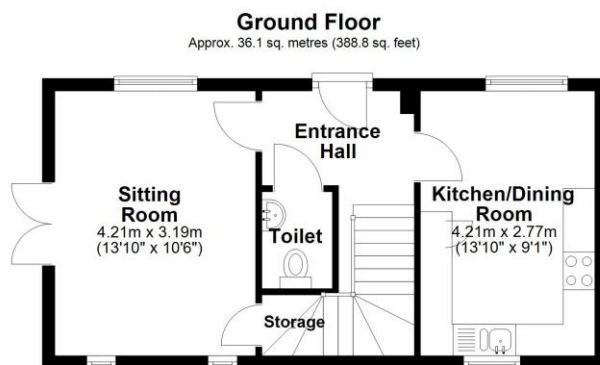
Hungerford

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. THE ENTRANCE TO CANALSIDE IS THROUGH THE BLACK GATE ON THE LEFT JUST BEFORE THE CANAL BRIDGE (not through Barrs Yard).

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Two Bedrooms
- Shower Room
- Garden
- Brick Built Store Shed
- Gas to Radiator Heating



Total area: approx. 74.8 sq. metres (804.8 sq. feet)



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

Entrance Hall

Wood effect flooring. Radiator.

Cloakroom

With a wash hand basin and wc. Heated towel rail. Wood effect flooring.

Kitchen

13' 9" x 9' 1". 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, gas hob and extractor. Integrated dishwasher and fridge freezer. Plumbing for automatic washing machine. Cupboard housing gas fired boiler for domestic hot water and central heating. Tiled floor. Radiator.

Sitting Room

Feature fire surround with an electric fire. French doors to garden. Radiator.

Staircase gives access to landing

Access to loft.

Bedroom 1

Built in wardrobe. Radiator. 13' 9" x 10' 5".

Bedroom 2

Radiator. 13' 9" x 9' 1".

Shower Room

With a generous shower enclosure, wash hand basin and wc. Heated towel rail. Extractor fan.

Outside

There is an enclosed garden laid to grass with a patio area, shrubs and a gate to the front. Brick built store shed. Outside light and tap.

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		
69-80	C		76 C
55-68	D	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.

