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8 Beales Farm Road

Lambourn, Hungerford, Berkshire, RG17 8PY

A three bedroom end of terrace house that offers well proportioned family accommodation.

£299,950

- Entrance Hall
- Cloakroom
- Sitting Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom with Shower
- Garage & Gardens

110 High Street, Hungerford, Berkshire RG17 0NB
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Description

A well proportioned Charles Church built end of terrace house that offers good family accommodation. The property has gas to radiator heating and includes a separate entrance hall with a useful cloakroom and a light coloured kitchen with built-in appliances. The sitting room has French doors into a conservatory which in turn opens to the garden. On the first floor there are three bedrooms and a bathroom complete with a shower. Outside there is a garage with a driveway and an enclosed garden at the rear.

Lambourn

Lambourn village has a range of local shops, primary and nursery schools, library, public houses, community/sports centre and medical centre. Newbury with its comprehensive shopping and leisure facilities is approximately 12 miles away with a mainline railway station to Reading and London (Paddington). The M4 can be joined at junction 14 (approximately 6 miles).

Directions

On entering Lambourn from Hungerford, turn right at the centre of the village into Newbury Street and right into Station Road. Turn left into Bockhampton Road and left into Beales Farm Road. No.8 is on the right hand side.

Porch

With store. Door to:-

Entrance Hall

Radiator. Stairs to first floor.

Cloakroom

With a w.c. and wash hand basin. Tiled surrounds. Radiator.

Sitting Room

15' 10" (4.83m) max x 14' 10" (4.52m) max. Two radiators. TV aerial point. Telephone point. Understairs cupboard. French doors to:-

Conservatory

12' 8" (3.86m) max x 9' 3" (2.82m) max. Double glazed with doors to the garden. Radiator.

Kitchen

8' 9" (2.67m) x 8' 4" (2.54m). Fitted with a range of light coloured wall and base storage units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built in electric oven, gas hob and a pull-out extractor over. Space for

fridge/freezer. Plumbing for automatic washing machine. Appliance space. Radiator. Wall mounted gas fired boiler for domestic hot water and central heating.

Staircase gives access to landing

Side window. Access to loft.



Bedroom 1

12' (3.66m) x 8' 5" (2.57m). Fitted wardrobe. Radiator. Telephone point.

Bedroom 2

10' 11" (3.33m) x 8' 5" (2.57m). Radiator.

Bedroom 3

9' 6" (2.9m) max x 6' 1" (1.85m). Radiator. Telephone point.

Bathroom

A light coloured suite comprising twin grip panelled bath with a shower over, wash hand basin and w.c. Radiator. Tiled surrounds. Electric shaver point.

Garage

To the side with a metal up and over door.

At the front of the property is

A lawned garden and a good driveway providing off road parking for several vehicles.



At the rear of the property is

An enclosed garden laid to lawn with mature borders and a gate to the side.

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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		