



8 Lancaster Close

Hungerford, Berkshire, RG17 0DE

marc allen



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£350,000

A considerably improved and extended three bedroom house situated in an established residential area of the town.

Description

The accommodation includes good hall space, an area for a potential cloakroom and a useful utility/office. There is a separate sitting room together with a fabulous open plan kitchen/dining room. This is a particular feature with a distinctive range of units, integrated appliances, island unit and part vaulted ceiling with velux windows. French doors from the dining area lead directly to the garden to create a seamless link between inside and out. On the first floor there are three well balanced bedrooms and a contemporary bathroom that includes a shower.

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

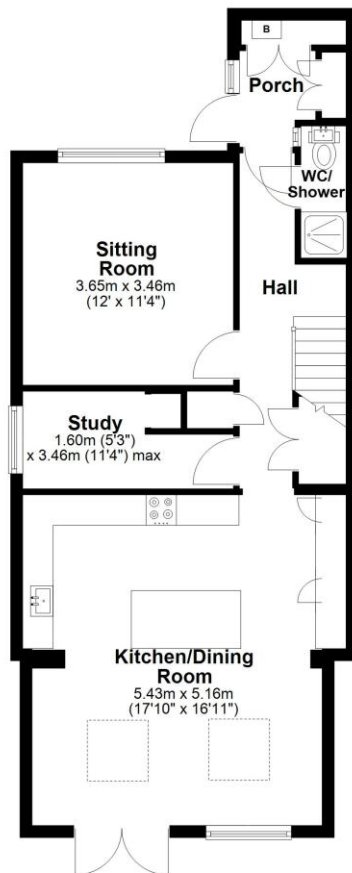
From our office, turn left up the High Street, and take a left into Priory Road. Take the third left into Lancaster close, and number eight will be found around the corner on the left.

- Entrance Hall
- Inner Hall
- Potential Cloakroom
- Utility/Office
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gardens



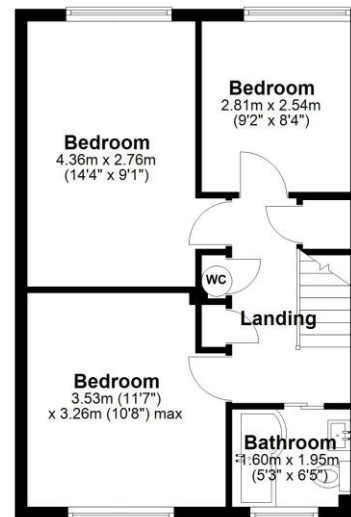
Ground Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



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

Door to:

Entrance Hall

Gas fired boiler for domestic hot water and central heating. Built in cupboards. Plumbing for automatic washing machine and appliance space. Door to:

Inner Hall

Tiled floor. Radiator. Built in cupboard. Stairs to first floor with storage below.

Potential cloakroom

The space is there, but not fitted and no connections.

Utility/Office

With fitted shelving and appliance space.

Sitting room

Radiator.

Kitchen/Dining Room

Tastefully fitted with a distinctive range of dark blue units with copper effect handles and quartz work surfaces over. Belfast style sink unit and mixer tap. Built in electric oven, grill, gas hob and extractor over. Fitted wine cooler. Island unit with shelving and glass fronted cabinets. Integrated dish washer, larder fridge and larder freezer. Radiator. Velux windows and French doors to garden.

Staircase gives access to landing

Two built in cupboards. Airing cupboard housing hot water tank.

Bedroom 1

Radiator. Wood effect flooring.

Bedroom 2

Radiator. Wood effect flooring.

Bedroom 3

Radiator. Wood effect flooring.

Bathroom

A white suite comprising shaped panel bath with a digitally controlled shower over. Wash hand basin with drawers below and WC. Tiled floor. Extractor fan. Chrome heated towel rail.

At the front of the property is

A garden enclosed by hedging with a gate and pathway to the house.

At the rear of the property is

A tastefully landscaped garden with a paved terrace, decking with a pergola over, timber edged flower and vegetable beds, all enclosed by walling and wooden fencing. Gate to rear.

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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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