



25 Hillside Road
Hungerford, Berkshire, RG17 0BH

marc allen



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Guide £325,000

A well proportioned three bedroom semi detached house that has been extended to create a comfortable home.

Description

The accommodation includes an enclosed porch and a separate hall from which the stairs lead. There is a good sized sitting room, dining area and kitchen with a range of light coloured units. The family room/garden room is a valuable addition to the living space with doors to the rear. On the first floor there are three bedrooms and a generous shower room. Outside there are low maintenance style gardens with a possibility to create driveway parking, subject to the usual consents of course. There is a garage in a block at the rear. 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).

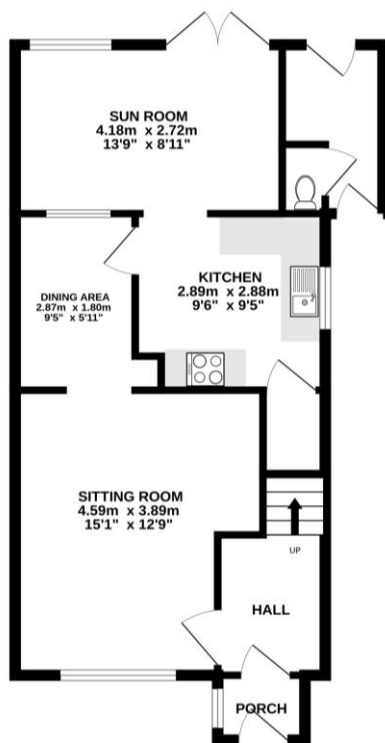
Directions

From our office, turn left up the High Street and then straight over at the mini roundabout. Turn left at the roundabout onto Priory Road, and then take the first left into Hillside Road and No.25 will be found on the left hand side.

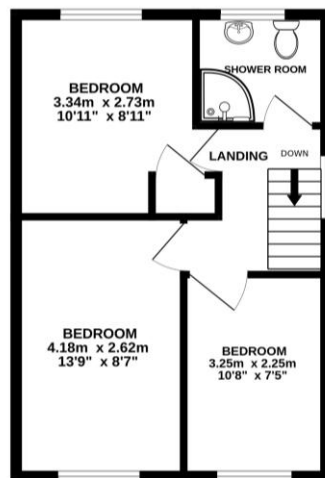
- Entrance Hall
- Sitting Room
- Dining Area
- Kitchen
- Family Room/Garden Room
- Three Bedrooms
- Shower Room
- Garage
- Low Maintenance Gardens
- NO ONWARD CHAIN



GROUND FLOOR
53.0 sq.m. (570 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 89.9 sq.m. (968 sq.ft.) approx.



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

Enclosed Porch

Tiled floor. Door to:-

Entrance Hall

Wood effect flooring. Stairs to first floor.

Sitting Room

Feature fire surround and electric fire. Night storage heater. Opening to:-

Dining Area

Wood effect flooring.

Kitchen

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. Electric cooker point. Understairs cupboard. Opening to:-

Family Room/Garden Room

Night storage heater. Door to garden.

Staircase gives access to landing

Access to loft. Electric panel heater.

Bedroom 1

With fitted wardrobes and bedside cupboards.

Bedroom 2

Fitted cupboard and chest of drawers. Airing cupboard housing hot water tank and immersion heater. Night storage heater.

Bedroom 3

Built in cupboard. Electric radiator.

Shower Room

With a generous corner shower enclosure, wash hand basin and wc. Tiled surrounds, Heated towel rail.

Garage

In a block with a metal up and over door.

At the front of the property is

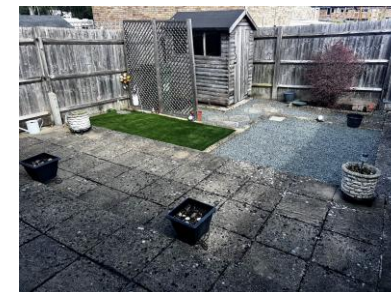
A low maintenance style garden with stone chippings, a pathway to the house and planting.

At the rear of the property is

A low maintenance style garden with parking, stone chippings and artificial grass, all enclosed by wooden fencing and a gate to the rear.

Services

All mains connected, except gas. 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		
39-54	E	50 E	
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

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www.marcallen.co.uk