



29 Prospect Road

Hungerford, Berkshire, RG17 0JJ

marc allen

www.marcallen.co.uk



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Guide 395,000

An attractive character property situated in a very convenient yet 'tucked away' location within the town.

Description

The accommodation includes an entrance hall from which the stairs lead and a comfortable sitting room with exposed floorboards, an exposed brick fireplace and a wood burning stove. The kitchen has a tasteful range of Shaker style units and most of the main appliances are integrated. There is also a useful conservatory/garden room with a 'lantern roof' and doors to the garden which is a valuable extension to the living space. On the first floor there are two bedrooms and a nicely fitted bathroom in traditional white that includes a shower. Outside there is a good sized garden of approx. 100'.

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).

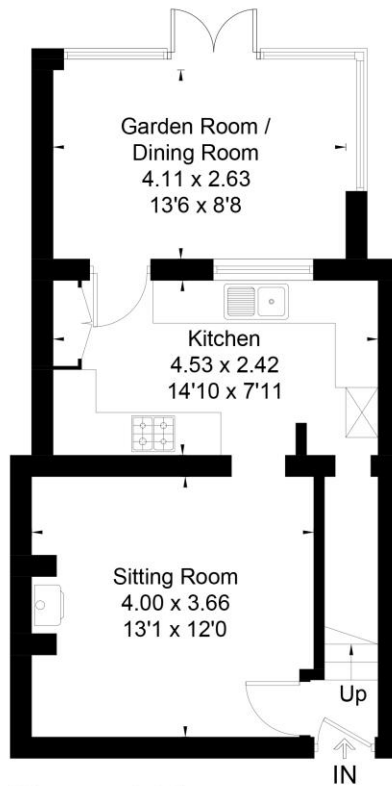
Directions

From our office, turn right down the High Street and first right into Church Street. Take the second left turn into Prospect Road (opposite the fire station) and No.29 will be found along on the left hand side.

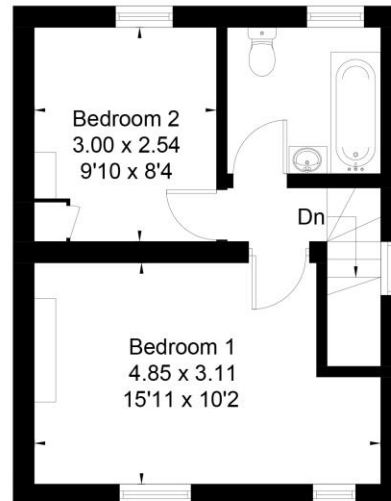
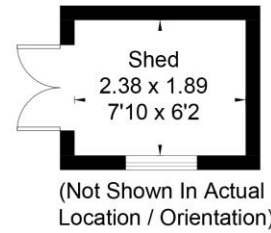
- Porch
- Sitting Room
- Refitted Kitchen
- Conservatory/Garden Room
- Two Bedrooms
- Bathroom with Shower
- Gas to Radiator Heating
- Double Glazing
- 100' Garden



Approximate Floor Area = 74.3 sq m / 800 sq ft (Excluding Shed)



Ground Floor



First Floor



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

Porch

Door to:-

Entrance Hall

Radiator. Stairs to first floor.

Sitting Room

13' 2" (4.01m) x 12' (3.66m). Exposed brick fireplace with a wood burning stove. Fitted cupboards and shelves to either side. Exposed floorboards. Radiator.

Kitchen

14' 10" (4.52m) max x 7' 10" (2.39m). Fitted with a tasteful range of shaker style units with drawers, work surfaces over and tiled surrounds. Built-in electric oven, gas hob and an extractor over. Integrated fridge, freezer and dishwasher. Plumbing for automatic washing machine. Single drainer stainless steel sink unit with a mixer tap. Understairs cupboard. Cupboard housing gas fired combination boiler for domestic hot water and central heating. Door to:-

Conservatory/Garden Room

14' 9" (4.5m) x 6' 4" (1.93m). Radiator. Distinctive roof lantern. Double doors to garden.

Staircase gives access to landing

Access to loft.

Bedroom 1

15' 11" (4.85m) narrowing to 12' 1" (3.68m) x 10' 2" (3.1m). Radiator.

Bedroom 2

9'9" (2.97m) max x 8' 5" (2.57m) max. Radiator. Built-in cupboard.

Bathroom

A white suite comprising panelled bath with contemporary shower fittings and screen. Wash hand basin with drawers below and wc. Chrome finished heated towel rail. Extractor fan.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

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At the front of the property is

A gravelled garden with borders, low walling and a pathway to the house.

At the rear of the property is

A generous paved patio area leading to a lawn with a border and hedging to either side. Garden shed. The garden is approx. 100' (30.48m) in length and is a particular feature.

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	63 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.