



1 The Laurels

Hungerford, Berkshire, RG17 0DZ

marc allen

www.marcallen.co.uk



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£140,000

An individual single storey ground floor property with a private entrance, not communal.

Description

The property has a pleasant outlook over that mature gardens and the accommodation includes a separate hall and a sitting room with a part vaulted ceiling. The kitchen has a range of light wood effect units and the shower room is fitted in traditional white. The single bedroom has a built in wardrobe. Outside there are mature gardens, bin store, drying area and residents parking. 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)

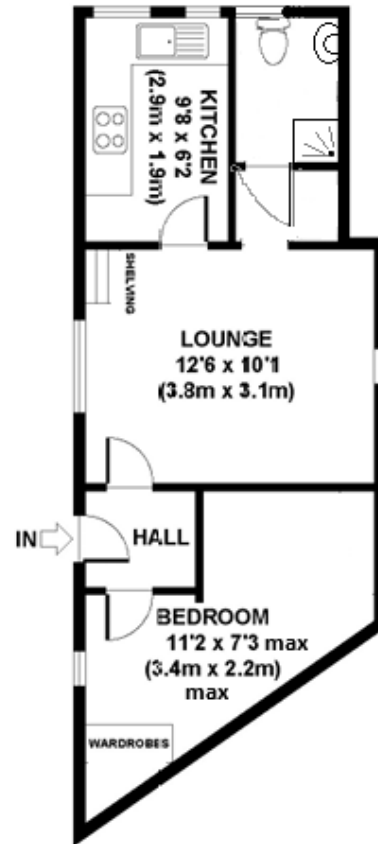
and the West Country (Reading to Taunton line).

Directions

From our office, turn right down the High Street an right at the Bear Hotel, go straight over the roundabout and then turn left onto Oxford Street and turn left into The Laurels.

- Entrance Hall
- Sitting Room
- Kitchen
- Inner Lobby
- Shower Room
- Single Bedroom
- Mature Communal Garden
- Residents Parking
- NO ONWARD CHAIN





GROSS INTERNAL
FLOOR AREA 364 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 364 SQ FT / 34 SQ M

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



Door to:-

Entrance Hall

Sitting Room

Radiator. Fitted shelving.

Kitchen

Fitted with a range of light wood effect wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit and a mixer tap. Built in electric oven, hob and extractor. Plumbing for automatic washing machine. Appliance space. Radiator.

Inner Lobby

Shower Room

With a shower area, wash hand basin and wc, Radiator. Wall mounted gas fire boiler for domestic hot water and central heating. Extractor fan.

Bedroom

A single room with a built in wardrobe and shelving. Radiator.

Outside

There are mature communal gardens laid to grass with trees, hedging and a pathway to the parking area.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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.

Lease

To be confirmed.

Service Charge

To be confirmed.

Ground Rent

To be confirmed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.