



4 Kennet Place

Chilton Foliat, Hungerford, Berkshire, RG17 0TB





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Guide £325,000

An individual character property situated in the village of Chilton Foliat.

Description

The property has gas to radiator heating and the accommodation includes a sitting room with a fireplace, an inner hall from which the stairs lead and a generous kitchen/breakfast room with space for a table and a door to the rear. The stairs rise to a spacious split-level landing where there are two double bedrooms and a shower room that has been tastefully refitted. Outside there is an enclosed garden with borders, a store shed and parking space. A viewing is strongly advised to fully appreciate the overall qualities and potential of this village home.

Chilton Foliat

Chilton Foliat is a pretty village situated 1 ½ miles from Hungerford. There is a public house and a well respected primary school. 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, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service

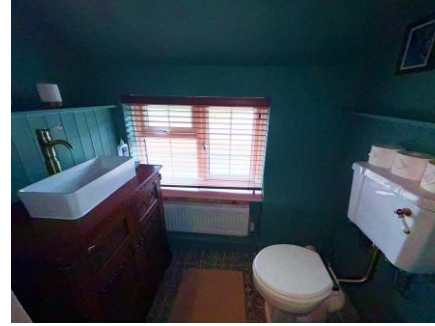
from the town to Newbury, Reading and London (Paddington).

Directions

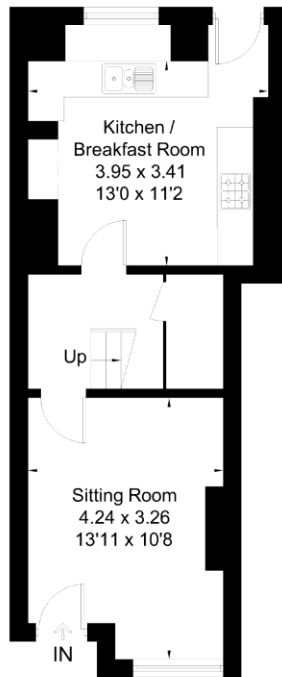
From our office turn right down the High Street and left at The Bear Hotel. Turn right signposted Chilton Foliat. On reaching the village, cross the bridge and immediately turn right into Kennet Place. The property is along on the left hand side.



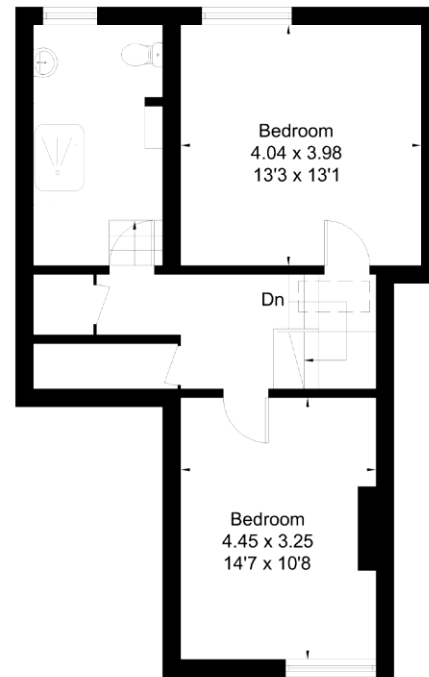
- Sitting Room
- Inner Hall
- Kitchen/Breakfast Room
- Two Bedrooms
- Refitted Shower Room
- Gas to Radiator Heating
- Garden
- Parking Space



Approximate Floor Area = 88.7 sq m / 955 sq ft



Ground Floor



First Floor



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

Door to:-

Sitting Room

Open fireplace with a brick surround. Radiator.

Inner Hall

Built-in cupboard. Radiator. Stairs to first floor.

Kitchen/Breakfast Room

With a range of units and work surfaces over. Fireplace with a range (not in use). Single drainer stainless steel sink unit. Built-in oven and gas hob with an extractor over. Plumbing for automatic washing machine. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Door to rear.

Staircase gives access to split-level landing

Built-in cupboard and linen cupboard.

Bedroom 1

Radiator. Exposed floorboards.

Bedroom 2

Radiator. Exposed floorboards Fire opening (not in use.)

Refitted Shower Room

A fabulous refitted shower room with a generous walk in shower, distinctive tiling and glass screen. Wash hand basin with cupboard below and wc. Tiled floor. Part panelled walls. Radiator. Access to loft.

Please Note:

There is a flying freehold in and around the landing and bathroom area.

Outside

There is a gravelled garden with inset pavers and shaped borders, enclosed by wooden fencing with a gate to the lane and a garden shed. There is also an area of hardstanding at the rear with a parking area for one vehicle.

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		100 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	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.

