



7 St Lawrence Square

Hungerford, Berkshire, RG17 0HB





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£250,000

A comfortable two bedroom terrace house situated in a distinctive courtyard development.

Description

The accommodation includes a separate entrance hall, leading to a good sized modern kitchen. The sitting room is bright and airy with a door leading to the garden. On the first floor there are two bedrooms, one of which has a built in cupboard. The bathroom is fitted in traditional white and includes a bath with a shower over and screen. Outside there is a small paved garden and residents parking.

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

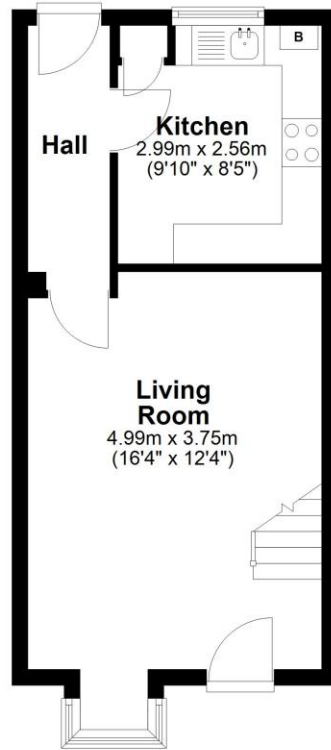
From our office, turn right down the High Street and left at the mini roundabout onto Church Street. Turn left into St Lawrence Square and number 7 will be found straight ahead.

- Entrance Hall
- Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Gas to Radiator Heating



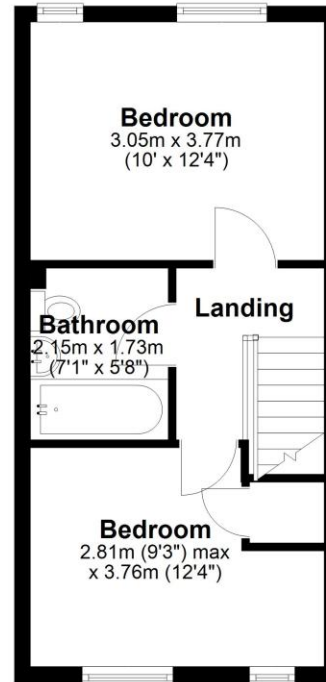
Ground Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 61.0 sq. metres (657.1 sq. feet)

7 St Lawrence Square, Hungerford



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

Door to:

Entrance Hall

Radiator.

Kitchen

9'8" x 8' 5". Fitted with a range of white gloss fronted units with drawers, work surfaces over and tiled surrounds. Built in electric oven, ceramic hob and extractor. Single drainer sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance Space. Wall mounted gas fired boiler for domestic hot water and central heating. Tiled floor.

Sitting Room

16' 4" X 12' 3" max. Two radiators. Door to rear.

Staircase gives access to landing.

Access to loft.

Bedroom 1

12' 4" X 10'. Radiator

Bedroom 2

12' 4" X 9' 2". Radiator. Built in cupboard.

Bathroom

7' X 5'8". A white suite comprising panelled bath with a shower over and screen. Wash hand basin and wc. Extractor fan. Radiator.

Outside

There are communal gardens with paved areas, borders and binstore. Residents parking area. The property also has a small privately owned garden at the 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.

Service Charge.

To be confirmed.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

