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15 Morley Place

Hungerford, Berkshire, RG17 0HS

A nicely presented first floor maisonette situated in a convenient location for the town and amenities.

£175,000

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Parking Area

110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685 353 Fax: 01488 680844

Description

The property has gas to radiator heating, together with double glazing and the accommodation includes a private entrance, not communal. The stairs rise to a generous landing which in turn leads to all rooms. There is a spacious sitting room, a refitted kitchen, bathroom with shower and two well balanced bedrooms. Outside there are communal gardens and parking area.

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, first left into Tarrants Hill and first left again into Morley Place. No.15 will be found on the left.

Door to:

Entrance Hall

Stairs to first floor.

Landing

Access to loft.

Sitting Room

13' 10" (4.22m) x 11' 8" (3.56m). Radiator.

Kitchen

11' 1" (3.38m) x 8' 4" (2.54m) Fitted with a range of contemporary range wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, gas hob and extractor over. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator.

Bedroom 1

14' 1" (4.29m) x 7' 9" (2.36m) Built in cupboard. Radiator.

Bedroom 2

10' 7" (3.23m) x 8' 1" (2.46m)

Bathroom

A white suite comprising panelled bath with a triton shower over, wash hand basin and wc. Radiator. Extractor fan.

Outside

There are communal gardens laid mainly to grass with a pathway to the property.

Lease

Approximately 141 years remaining.

Ground Rent

Peppercorn.

Maintenance Charge

£910.90 p.a

Insurance

£534.96 p.a

Servies

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		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		