



7 Lancaster Close

Hungerford, Berkshire, RG17 0DE

marc allen

www.marcallen.co.uk



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£315,000

A well proportioned three bedroom house that has been improved to create a comfortable family home, situated in a traffic free walkway within the town.

Description

The property has gas to radiator heating and includes a porch with good storage, an entrance hall from which the stairs lead and downstairs cloakroom (needs connecting). The kitchen has been fitted with a range of shaker style units and includes built-in oven and hob. The 26' open plan reception room is a particular feature and this links well with the kitchen to provide very usable family and entertaining space. The stairs rise to the first floor landing where there is also good storage. There are three bedrooms and a bathroom complete with a shower. Outside there is a low maintenance style garden at the front and an enclosed garden at the rear with a patio/lawn and shed.

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

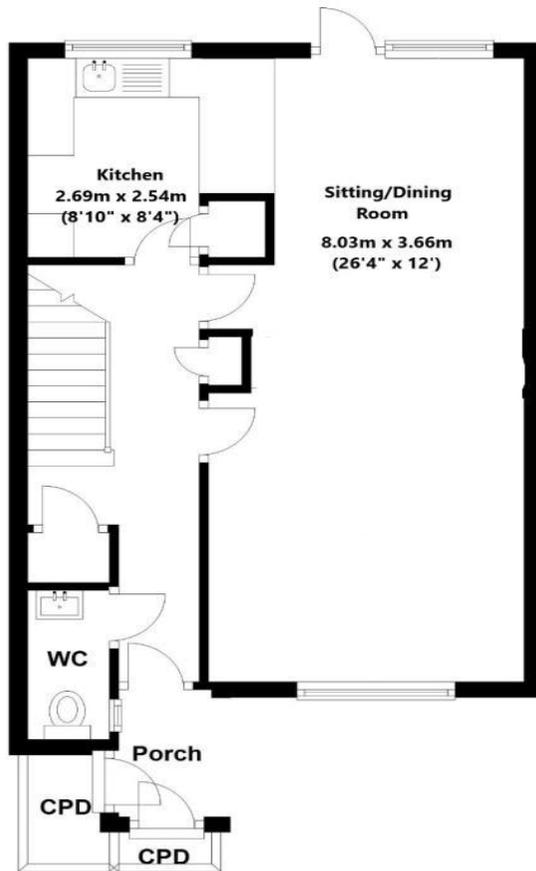
From our office turn left up the High Street and at the second mini roundabout turn left into Priory Road. Take the fourth right turn into DeMontfort Grove the right into York Road. There is a car park on the left and No.7 will be found overlooking the green.



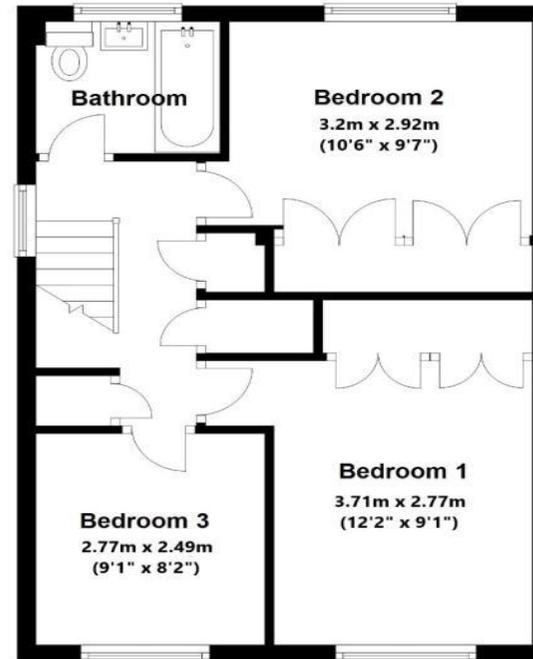
- Entrance Porch
- Entrance Hall
- Cloakroom
- Sitting Room/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom with Shower
- Enclosed Garden
- Gas to Radiator Heating
- Double Glazing



Ground Floor



First Floor



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

Entrance Porch

Built-in cupboards. Door to:-

Entrance Hall

Two built-in cupboards. Radiator. Wood effect flooring. Understairs plumbing for automatic washing machine.

Cloakroom

With a w.c (that needs connecting) and wash hand basin. Radiator.

Sitting Room/Dining Room

26' 4" (8.03m) x 12' (3.66m) max. Two radiators. Door to garden.

Kitchen

8' 10" (2.69m) max x 8' 4" (2.54m) max. Fitted with a range of Shaker style wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and stainless steel extractor over. Appliance space. Larder cupboard. Wall mounted gas fired boiler for domestic hot water and central heating. Wood effect flooring.

Staircase gives access to landing

Two built-in cupboards. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

12' 2" (3.71m) x 9' 1" (2.77m). Built in wardrobe. Radiator.

Bedroom 2

10' 6" (3.2m) x 9' 7" (2.92m) Built in wardrobe. Radiator.

Bedroom 3

9' 1" (2.77m) x 8' 2" (2.49m). Radiator.

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Bathroom

Comprising panelled bath with a separate shower over and screen, wash hand basin and w.c. Tiled surrounds. Radiator.

At the front of the property is

A low maintenance style garden with stone chippings, shrubs and a pathway to the house.

At the rear of the property is

An area of decking, stone chippings and a step to a lawned garden. Garden shed. The garden is enclosed by wood panel fencing with a gate to 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	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.