

9 Lourdes Crescent

Hungerford, Berkshire, RG17 0GY

marc allen





9 Lourdes Crescent

Hungerford, Berkshire, RG17 0GY

Guide £380,000

An attractive ‘Arts & Crafts’ style house within a distinctive curved crescent in the town.

Description

The property has gas to radiator heating together with double glazing and includes good hall space from which the stairs lead and a downstairs cloakroom. There is a comfortable sitting room and a smart kitchen/breakfast room. The kitchen has a range of cream gloss fronted units with built in appliances, space for a table and doors to the garden. On the first floor there are three bedrooms and a spacious bathroom, fitted in traditional white, to include a shower. Outside there is a block paved driveway for private parking and an enclosed low maintenance style garden at the rear. 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 left up the High Street and straight over at the mini roundabout. Turn left into Priory Road and then take the second right into Lourdes Crescent and No.9 will be found along on the left hand side.

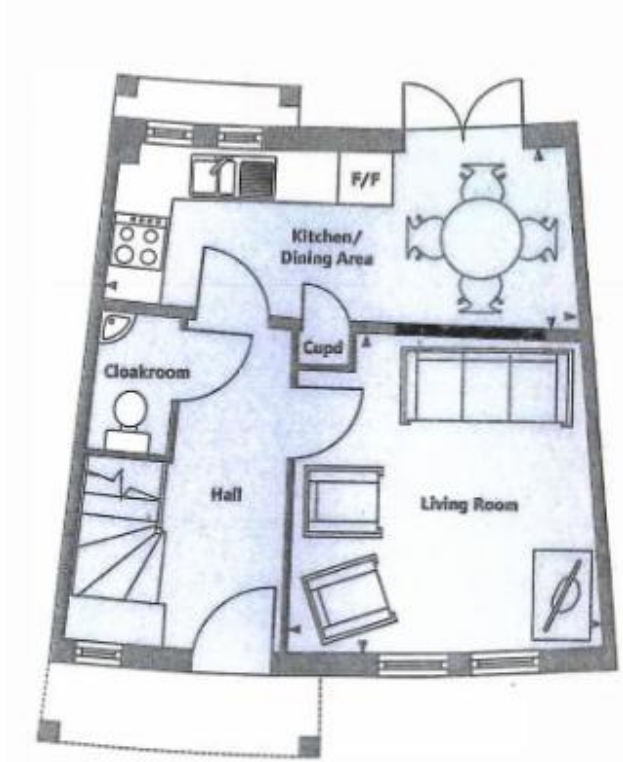
- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Driveway
- Low Maintenance Style Garden
- Gas to Radiator Heating
- Double Glazing
- NO ONWARD CHAIN

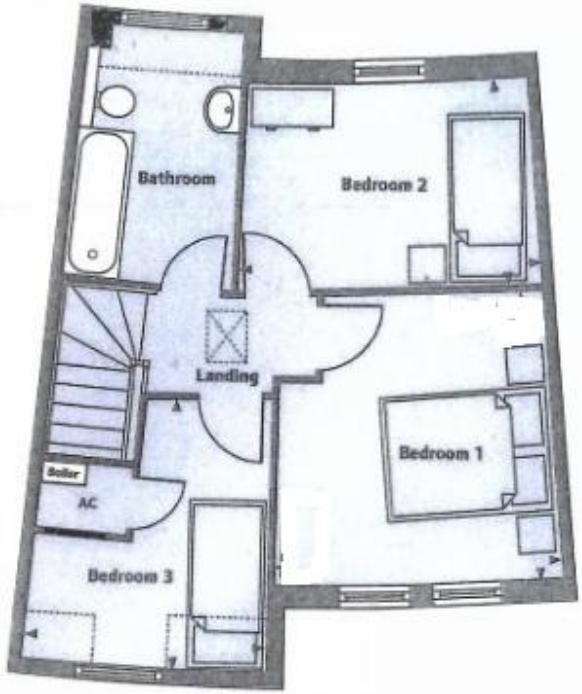












GROUND FLOOR

Kitchen/Dining Area (max.)	5.50m x 2.15m	18'0" x 7'0"
Living Room	3.75m x 3.67m	12'3" x 12'0"

FIRST FLOOR

Bedroom 1	3.38m x 3.35m	11'1" x 11'0"
Bedroom 2	3.52m x 2.40m	11'7" x 7'10"
Bedroom 3	3.00m x 2.85m	9'10" x 9'3"





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

Porch
Door to:-

Entrance Hall
Radiator. Stairs to first floor.

Cloakroom
With a wash hand basin and wc. Radiator.

Sitting Room
Radiator. TV aerial point. Telephone point.

Kitchen/Dining Room
Fitted with a range of cream gloss fronted units with drawers, work surfaces over and matching upstand. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, microwave, gas hob and extractor. Integrated washing machine. Integrated fridge/freezer. Built in cupboard, Tiled floor. Radiator. Doors to garden.

Staircase gives access to landing
Radiator. Access to loft.

Bedroom 1
Radiator. TV aerial point.

Bedroom 2
Radiator.

Bedroom 3
Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bathroom
A white suite comprising panelled bath with a thermostatic shower over and screen, wall mounted wash hand basin and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Electric shaver point. Extractor fan.

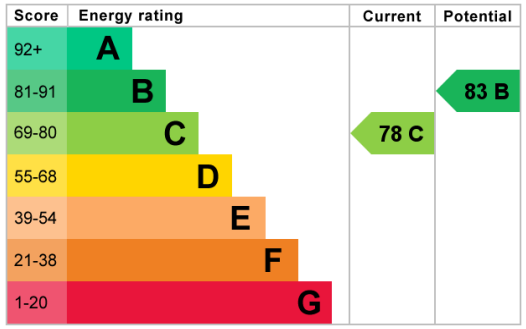
At the front of the property is
A block paved driveway for off road parking and a pathway to the house.

At the rear of the property is
A low maintenance style garden laid to gravel with paving and a pathway to the rear. 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.







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.