



3 Williams Court

Park Street, Hungerford, Berkshire, RG17 0DR

marc allen

[www.marcallen.co.uk](http://www.marcallen.co.uk)



## 3 Williams Court

Park Street, Hungerford, Berkshire, RG17 0DR

£180,000

A nicely presented first floor maisonette situated in a very convenient central location for the town.

### Description

The property has gas to radiator heating and the accommodation includes a separate entrance hall, a bathroom in traditional white and a bedroom with a built in wardrobe. The light and airy sitting room opens in to the kitchen to provide a comfortable and modern living space. Outside there is a communal garden and residents parking space.

### Directions

From our office, turn right down the High Street and right again at the mini roundabout onto Part Street. Williams court will be found on the left hand side.

### 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).

- Entrance Hall
- Bathroom
- Sitting Room
- Kitchen
- Bedroom
- Communal Garden
- Residents Parking Space
- Gas to Radiator Heating



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

Door to:

Entrance Hall

#### Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and wc. Tiled surrounds. Electric shaver point. Radiator. Extractor fan. Access to loft.

#### Sitting Room

13' 7" x 12' 8". Radiator. Tv aerial point. Opens to:

#### Kitchen

10' 4" x 8' 2". Fitted with a range of light wood effect 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, gas hob and extractor over. Plumbing for automatic washing machine. Appliance space. Radiator. Wall mounted gas fire boiler for domestic hot water and central heating.

#### Bedroom

11' 3" x 9' 4". Built in wardrobes. Airing cupboard with shelving and radiator. Telephone point.

#### Outside

There is a communal garden, bin store and residents parking space.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

#### 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.

#### Lease

To be confirmed.

#### Maintenance Charge

To be confirmed.

#### Ground Rent

To be confirmed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 c    | 75 c      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

marc allen

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.