



36 Fairview Road
Hungerford, Berkshire, RG17 0NB

marc allen

www.marcallen.co.uk



36 Fairview Road

Hungerford, Berkshire, RG17 0BN

£325,000

A smart two bedroom house situated in an established residential area of the town.

Description

The property has gas to radiator heating, together with an entrance hall with a storage cupboard, a downstairs cloakroom and 'limed and oak' effect kitchen. The sitting room has wood effect flooring, double doors to the garden and stairs to the first floor. On the first floor there are two bedrooms, both of which have built in wardrobes. The bathroom has been fitted in a modern contemporary style and includes a shower over the bath. Outside there is a lawned garden with hedging at the front, together with two allocated parking spaces. The good sized rear garden includes a paved terrace, lawn, shrubs and an area of decking. The garden is enclosed by wood panel fencing with a gate to the rear.

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

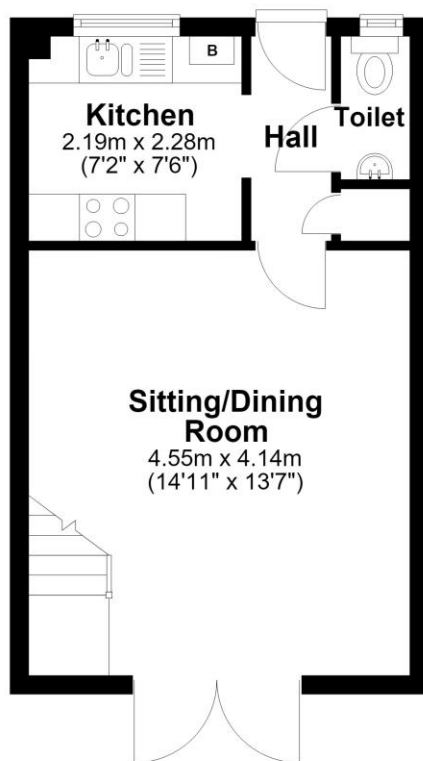
From our office, turn right onto Park Street, and then right again onto Fairview Road. Follow along and the property will be found on the left hand side, past the Primary School.

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Two Bedrooms
- Bathroom
- Gardens
- Two Allocated Parking Spaces



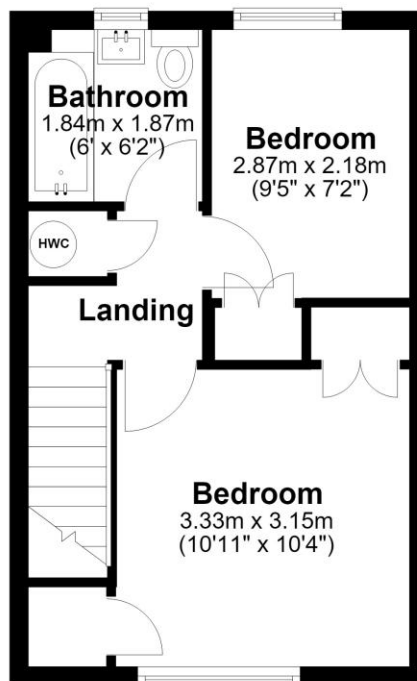
Ground Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.5 sq. feet)



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

Porch

Door to:

Entrance Hall

Built in cupboard.

Cloakroom

With a wash hand basin and wc. Radiator.

Kitchen

Fitted with a range of 'limed oak' effect wall and abse units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine, Electric cooker point. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating.

Sitting Room

Wood effect flooring. Two radiators. Tv aerial point. Double doors to garden. Stairs to first floor.

Staircase gives access to landing

Airing cupboard housing hot water tank and immersion heater. Access to loft.

Bedroom 1

Two built in wardrobes. Radiator.

Bedroom 2

Built in wardrobe. Radiator.

Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin and wc. Tiled surrounds. Electric shaver point. Heated towel rail. Extractor fan.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

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At the front of the property is

A lawned garden with hedging and a pathway to the house. There are also two allocated parking spaces.

At the rear of the property is

There is a paved patio leading to a lawned garden with shrubs, and an area of decking, all 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		90 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.