



3 Meadowview

Kennet Way, Hungerford, Berkshire, RG17 0YY





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£249,950

A nicely presented first floor flat situated in a convenient location for the town.

Description

The property has telephone entry from the main floor and the accommodation includes good hall space with built in storage, a sitting room with a balcony and a kitchen with integrated appliances. There are two bedrooms, both of which have fitted wardrobes. The main bedroom has an ensuite shower room and the second bedroom has a Juliette balcony. The property has gas to radiator heating and double glazing. Outside there is a communal garden and parling space. NO ONWARD CHAIN.

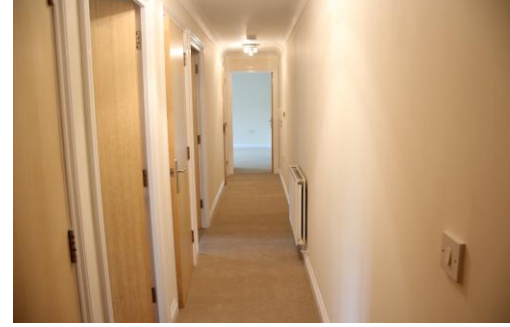
Hungerford

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 right down the High Street and right again at the Bear Hotel. Take the first exit onto Charnham Park and then turn left into Kennet Way. Meadowview will be found straight ahead.

- Entrance Hall
- Sitting Room/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- Parking Space



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

Communal door with telephone entry

Entrance Hall

Built in cupboard. Airing cupboard housing hot water tank and immersion heater. Radiator.

Sitting Room/Dining Room

16' 1" x 14' 5" max. French doors to the balcony. Radiator.

Kitchen

8' 9" x 7' 1". 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, hob and extractor. Plumbing for automatic washing machine. Integrated fridge and freezer. Low level 'kick' heater. Cupboard housing gas fired boiler for domestic hot water and central heating.

Bedroom 1

15' 11" x 12' 2". Fitted wardrobes. Radiator.

En Suite Shower Room

With a shower enclosure, wash hand basin and wc. Tiled surrounds. Radiator. Extractor fan.

Bedroom 2

12' 6" x 10'm. Fitted wardrobe. Radiator. French doors to Juliette balcony.

Bathroom

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

110 High Street, Hungerford, Berkshire RG17 0NB

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Outside

There are well maintained communal gardens laid to grass with borders, a bin store and parking space.

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	82 B	82 B
69-80	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.