



# 6 Old Granary

High Street, Hungerford, Berkshire, RG17 0NF





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Guide £250,000

A rarely available two bedroom maisonette situated in the heart of the town, so extremely convenient for the local amenities.

## Description

The property has a private entrance, not communal and includes a generous reception room, a good sized kitchen and two well balanced bedrooms. There is also a nicely fitted shower room. The property has gas to radiator heating and double glazing. Outside there is a very useable communal garden and a residents parking space.

## Directions

From our office, go straight across, and there is a little road which leads to the Old Granary. Number 6 will be found straight ahead.



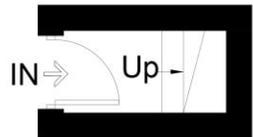
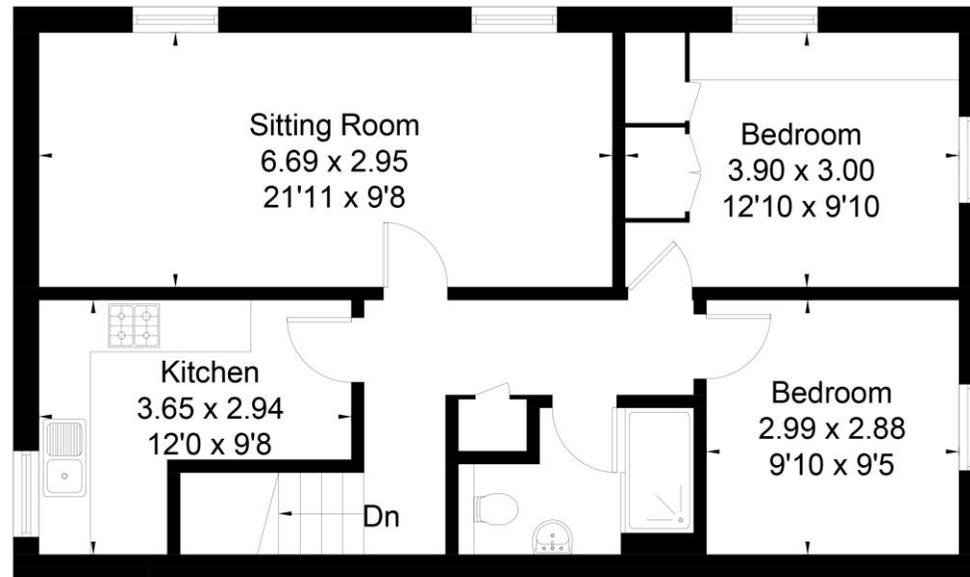
## Hungerford

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
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal Garden
- Residents parking space



Approximate Floor Area = 66.9 sq m / 720 sq ft



Ground Floor

First Floor



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

Door to:

### Entrance Hall

Stairs to first floor.

### Landing

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

### Sitting Room

Two Radiators.

### Kitchen

Fitted with a range of cream fronted wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Built in electric oven, hob and extractor. Tiled floor. Radiator.

### Bedroom 1

Built in wardrobe and cupboards. Radiator.

### Bedroom 2

Radiator.

### Shower Room

With a generous shower enclosure, wash hand basin with a cupboard below and wc. Tiled floor and surrounds. Chrome finish heated towel rail.

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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.

### Outside

There are communal gardens laid to grass with borders and a patio area.

### 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

Remainder of a 999 year lease, which commenced in 1983.

### Ground Rent

Peppercorn.

### Service Charge

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		

