

38 Charnham Street

Hungerford, Berkshire, RG17 0EJ

marc allen





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Guide £215,000

A nicely presented and individual ground floor apartment with a private entrance, not communal.

Description

The property has gas to radiator heating, together with double glazing and includes a separate hall, and a comfortable sitting room with a bay window. The kitchen has a range of light wood effect units, some integrated appliances and a door to the rear, so ideal for access to the parking and communal garden. There are two bedrooms, one of which has an en suite shower room. There is also a full second bathroom. Outside there are very useable communal gardens and a parking 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 at the Bear Hotel onto Charnham Street and No.38 will be found along on the right hand side.

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- En Suite Shower Room
- Bathroom
- Communal Gardens
- Allocated Parking Space
- Gas to Radiator Heating
- Double Glazing
- NO ONWARD CHAIN










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

Porch
Outside light. Door to:

Entrance Hall
Radiator. Airing cupboard housing hot water tank and immersion heater.

Sitting Room
Bay window. Radiator.

Kitchen
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. Integrated fridge/freezer. Plumbing for automatic washing machine and dishwasher (slimline space). Wall mounted gas fired boiler for domestic hot water and central heating, installed in 2026. Tiled floor. Door to rear.

Bedroom 1
Built in wardrobe. Radiator.

En Suite Shower Room
A white suite comprising wash hand basin and wc. Shower enclosure with a glazed door. Tiled surrounds. Radiator. Extractor fan.

Bedroom 2
Bay window. Radiator.

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

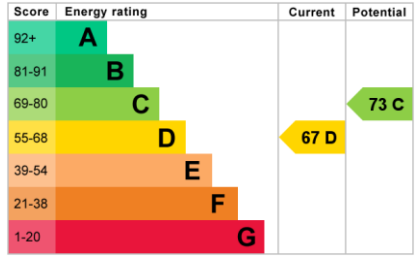
Outside
There are mature communal gardens laid to grass with borders, silver birch trees and paved seating area. There is also an allocated parking space.

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.

Lease
977 years remaining.

Ground Rent
N/A

Service Charge
Approx £868 per annum.



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