



9 Salisbury Row

Hungerford, Berkshire, RG17 0AA

marc allen

www.marcallen.co.uk



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Guide £260,000

A two bedroom character property situated in a convenient location within the town.

Description

The accommodation includes a sitting room with a fireplace, woodburner and oak finished flooring. The kitchen has a range of pine fronted units, space for a table and a door to the garden. On the first floor there are two bedrooms and a bathroom that includes a shower. Outside there is a good sized terraced garden and a gate to the rear.

Directions

From our office, turn left up the High Street and straight over at the mini roundabout and No.9 Salisbury Row will be found on the left hand side just before the traffic lights.



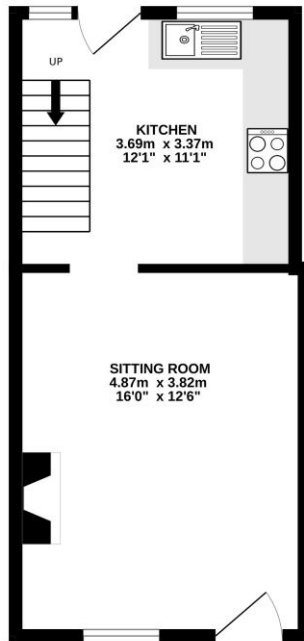
Hungerford

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).

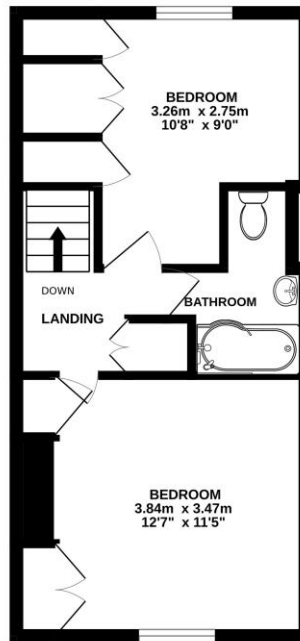
- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Terraced Garden
- Gas Central Heating



GROUND FLOOR
31.9 sq.m. (343 sq.ft.) approx.



1ST FLOOR
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA : 63.8 sq.m. (687 sq.ft.) approx.



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

Door to:

Sitting Room

Brick fireplace with a wood burning stove. Oak finish flooring. Fitted cupboard and shelving. Radiator.

Kitchen/Breakfast Room

Fitted with a range of pine fronted wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap and water softener. Radiator. Stairs to first floor. Door to garden.

Staircase gives access to landing

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

Bedroom 1

Built in cupboard and wardrobe. Radiator.

Bedroom 2

Built in cupboards and wardrobe. Radiator. Wall mounted gas fire boiler for domestic hot water and central heating.

Bathroom

A white suite comprising shaped bath with a separate shower over and screen, wash hand basin, wc and chrome finish heated towel rail.

At the rear of the property is

An area of hard standing with steps to a terraced garden with paving, grass beyond with borders and a greenhouse/store. Gate to 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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

