



Priory Place

Cricketts

Priory Place, Hungerford, RG17 0AB

£289,000



DESCRIPTION

A pretty semi - detached cottage conveniently situated a short walk from the town centre.

Quarry tiles, which run throughout the ground floor, welcomes you into the entrance hall. Here, the staircase rises, doors to a double aspect sitting room, with an exposed brick fireplace housing a 'Montrose' woodburner and a spacious kitchen/dining area. A bathroom with storage cupboard completes the ground floor accommodation whilst upstairs there are two double bedrooms.

Outside, there is a lovely garden laid mainly to lawn with a decking area enclosed by mature shrubs. Accessed through a side gate there are two valuable off street parking spaces.

Under the estate agents act 1979 Cricketts estate agents wish to declare that the sellers of the property are related to a director of the company.

- 🏠 NO ONWARD CHAIN
- 🏠 Entrance hall
- 🏠 Spacious kitchen/ diner
- 🏠 Bathroom
- 🏠 Lounge with wood burning stove
- 🏠 Two double bedrooms
- 🏠 Garden to the front
- 🏠 Off street parking
- 🏠 Gas fired central heating
- 🏠 Council tax band C

Directions

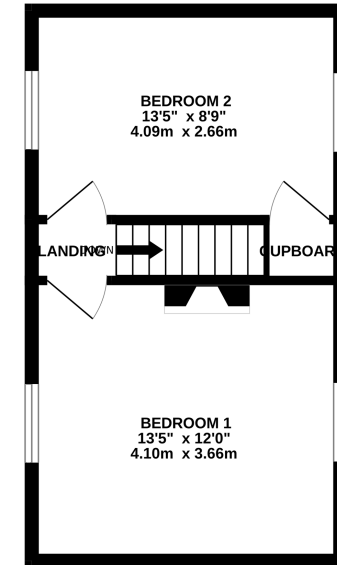
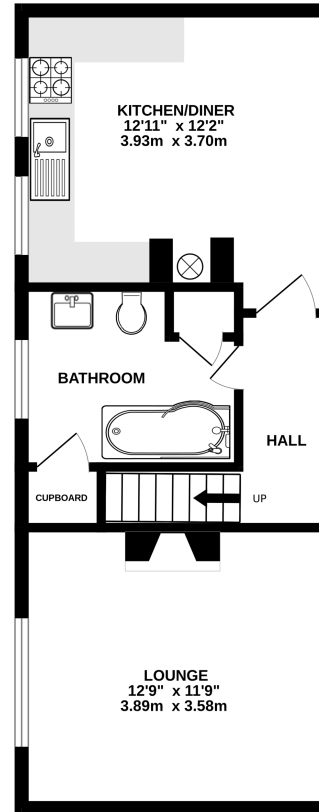
From Hungerford town centre, railway bridge, proceed up the main High Street towards Great Bedwyn. Go straight over two mini roundabouts and after a set of traffic lights take the next left and then immediately the next left and the property will be found on your left.

Local Information

Hungerford is a popular historic market town in Berkshire, with the picturesque Kennet & Avon canal running through it and charming walks into the nearby countryside and Hungerford Common. The town is well known for its antique arcades and pretty tea rooms and is the only place in the country to have continuously celebrated Hocktide or Tutti Day (the second Tuesday after Easter). Amenities also include a range of stores, a supermarket, butchers, salons, clothes shops and a variety of cafés, restaurants and pubs. Hungerford has a strong sporting tradition with cricket, football, rugby and netball clubs plus a longbow archery and running club. Newbury is approximately 10 miles from Hungerford and has a large range of facilities including a twice weekly street market in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops along with larger department stores and the Park Way shopping complex. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs, several golf courses and the famous Newbury Racecourse. Hungerford is situated on several transport routes; including the M4 (junction 14) and the A4. There is also a railway station with regular services to Newbury, Reading, London Paddington and the South West.

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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