



**11 LOURDES CRESCENT
HUNGERFORD, BERKSHIRE**

Russell Marshall
Estate Agents

11 Lourdes Crescent, Hungerford, Berkshire, RG17 0GY

£235,000

Approximately 8.5 Miles to Newbury

Approximately 10 Miles to Marlborough

- Freehold
- End Terrace House
- Arts & Crafts Style
- Open Plan Living Room
- Cloakroom/W.C.
- Modern Kitchen with Integrated Appliances
- Double Bedroom
- High Quality En-Suite
- Bathroom
- Low Maintenance Rear Garden
- Driveway Parking
- Gas Central Heating
- Double Glazing
- Sought After Residential Area
- Fifteen Minutes Walk To Town Centre & Railway Station



Situation

The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.

The Property

An attractive Arts & Crafts style modern house situated in a sought after residential area.

This well designed home has an open plan Living Room/ Kitchen and a cloakroom/W.C. The Kitchen area includes sleek gloss finish cabinets complimented by integrated appliances such as Oven, Fridge/Freezer, Dishwasher and Washing machine.

Upstairs, there is a comfortable double Bedroom with a high quality en-suite Bathroom.

Gas central heating and double glazing are the finishing touch.

Outside

At the Side of the house there is a block paved Driveway/ Parking space.

To the rear of the house there is a small low maintenance garden enclosed by panel fencing.



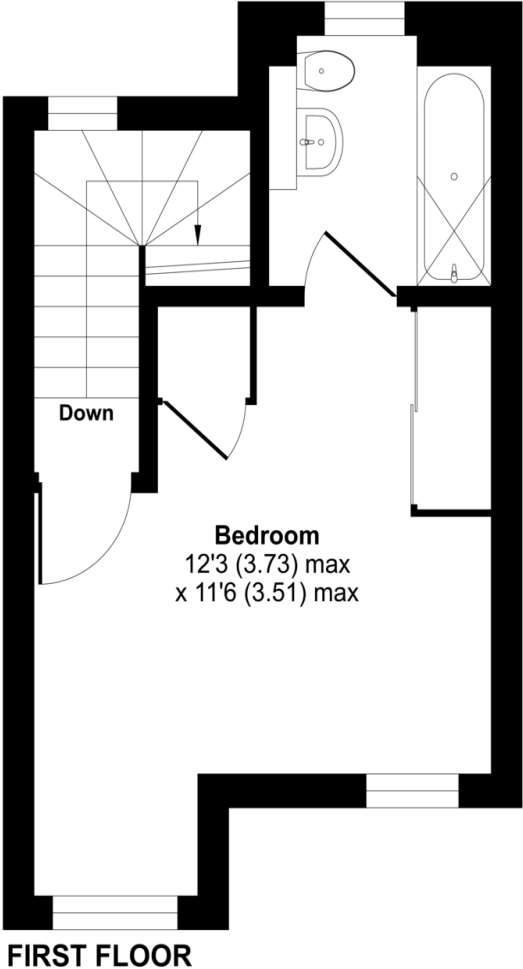
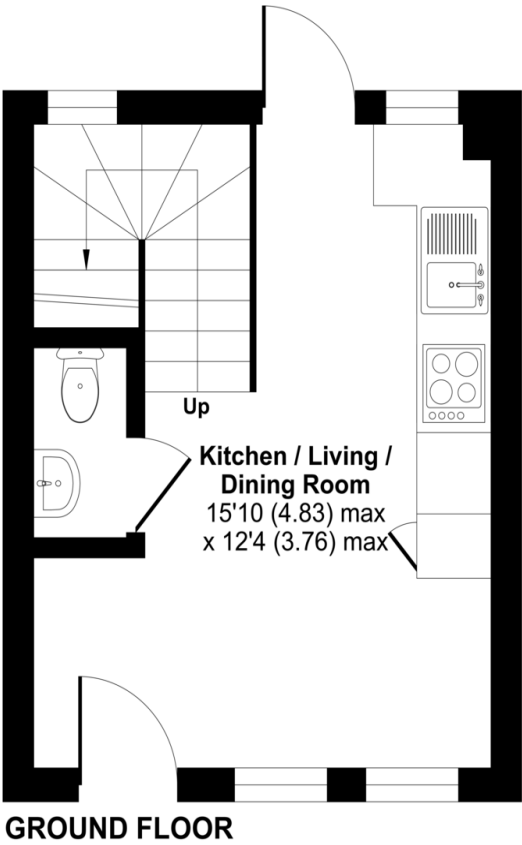
Lourdes Crescent, Hungerford, RG17

Approximate Area = 418 sq ft / 38.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Russell Marshall Estate Agents. REF: 1038930



Services

Gas Central Heating
Mains Water & Drainage

What 3 Words: ///nicely.propose.winning



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