

**13 SARUM WAY
HUNGERFORD**



Russell Marshall
Estate Agents

13 Sarum Way Hungerford, Berkshire, RG17 0LJ

Guide Price £475,000

Approximately 9 Miles to Newbury

Approximately 10.3 Miles to Marlborough

Approximately 3.6 Miles to M4 J16

- Freehold
- Semi Detached House
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Study
- Cloakroom/W.C.
- Three Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Pretty Gardens
- Substantial Driveway
- Garage
- Sought After Cul-de-sac



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

A superbly presented semi detached house occupying an excellent plot within this sought after Cul-de-sac.

The property offers versatile living accommodation arranged over two floors.

On the ground floor there is a bright and airy Sitting room with a wood burner in the fireplace, a separate Dining room with bi-fold doors onto the garden and a well appointed Kitchen/Breakfast room with an integrated oven and hob and a breakfast bar. A Study and a Cloakroom/W.C. complete the ground floor.

Upstairs, three generously proportioned Bedrooms are served by a family Bathroom boasting a large corner bath and a shower cubicle.

Double glazing and gas central heating are the finishing touch to this lovely house.

Outside

At the front of the house there is a large block paved driveway for several cars and a neatly tended lawned garden with well stocked borders.

The driveway leads to a detached single garage with power and light.

Behind the garage there is a small courtyard area. At the rear of the house there is a neatly tended low maintenance garden.

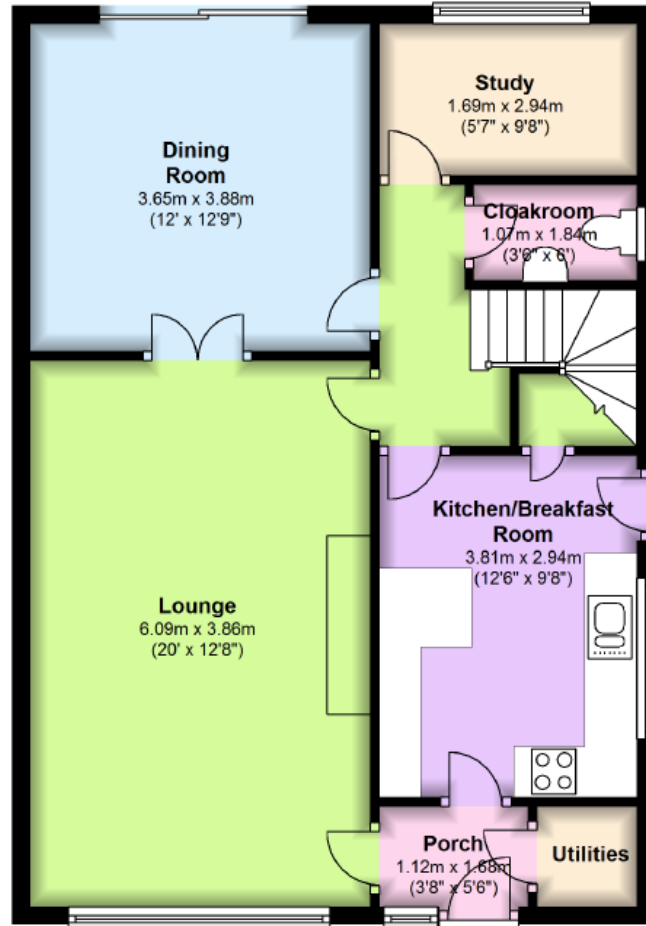






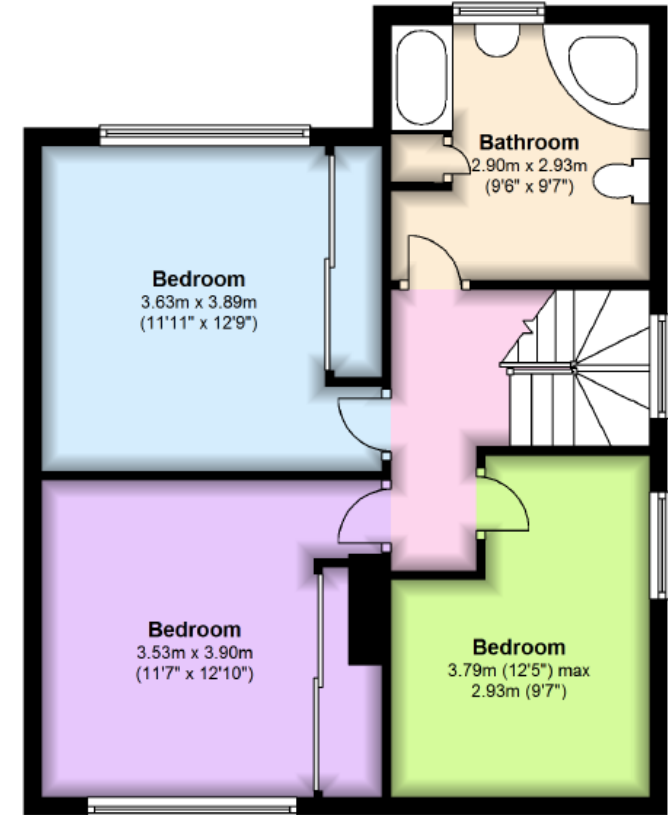
Ground Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.2 sq. feet)



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: D

What 3 Words Location: ///below.clerk.addicted



01488 686867

www.russell-marshall.co.uk

19 High Street
Hungerford, Berkshire, RG17 0NL

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.

Russell Marshall Estate Agents is a trading name of RM Property Developments. Registered in England and Wales. No. 4872266. Registered Office Griffins Court, 24-32 London Road, Newbury, Berks RG14 1JX