



16 PRIORY AVENUE
HUNGERFORD

Russell Marshall
Estate Agents

16 Priory Avenue Hungerford, Berkshire, RG17 0BQ

Guide Price £255,000

Approximately 8.8 Miles to Newbury

Approximately 10.5 Miles to Marlborough

Approximately 3.6 Miles to M4 J14

- Freehold
- Terraced House
- Entrance Porch
- Bright And Airy Living Room
- Recently Re Fitted Kitchen/
Dining Room
- Two Bedrooms With Built In
Wardrobes
- Family Bathroom
- Front And Rear Gardens
- Double Glazing
- Gas Central Heating
- Garage In Nearby Block



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 very well presented terraced home situated in a convenient position for the High Street and other amenities.

This lovely home includes an entrance Porch leading into the bright and airy Living room that includes a feature fireplace and stairs rising to the first floor. The Kitchen/ Diner has been recently re fitted and boasts sleek cabinets and a built in oven and hob.

Upstairs, the comfortable main Bedroom benefits from built in wardrobes and two large windows allowing natural light to flood the room. Bedroom two also benefits from a large window and built in wardrobe. Both bedrooms are served by a well designed family Bathroom with a corner bath and a shower above the bath.

Outside

To the front there is a small lawned garden with a pathway leading to the front door. To the rear there is a low maintenance block paved garden with a rear access gate leading to the garage block.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage
 Mains Gas
 Mains Electricity

Council Tax Band: C

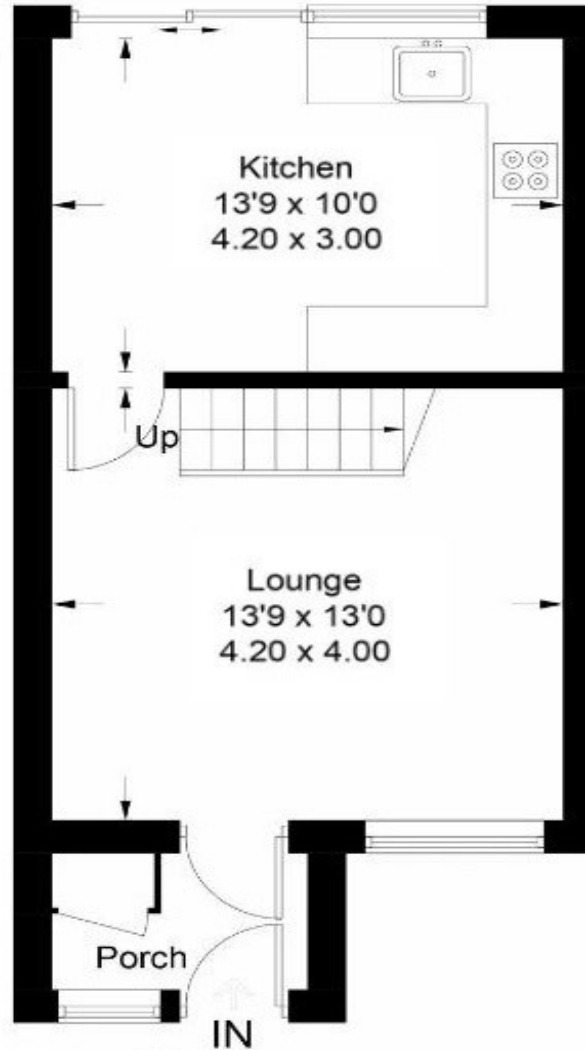
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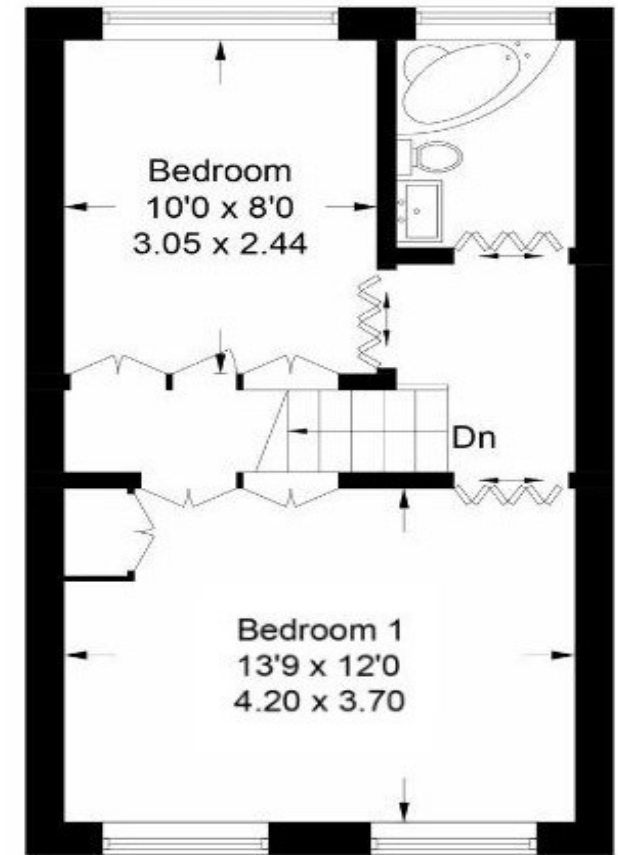
01488 686867
www.russell-marshall.co.uk
 19 High Street
 Hungerford, Berkshire, RG17 0NL

16 Priory Avenue

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



Ground Floor



First Floor

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