



9 WILTSHIRE CLOSE
HUNGERFORD

Russell Marshall
Estate Agents

9 Wiltshire Close

Hungerford, Berkshire, RG17 0NU

Guide Price £159,950

Approximately 0.6 Miles to Hungerford
Railway Station

Approximately 8.8 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Ground Floor Maisonette
- Leasehold Approximately 60 Years Remaining
- Living Room With Bay Window
- Kitchen
- Two Bedrooms
- Bath/Shower Room
- Double Glazing
- Electric Heating
- Car Port
- No Onward Chain
- Service Charge £1,034 per annum
- Ground Rent £100 per annum



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 well presented ground floor maisonette conveniently located within walking distance of the town centre.

The accommodation includes a bright and airy bay fronted Living room and a separate Kitchen.

Two comfortable Bedrooms are served by a modern Bath/Shower room.

Double glazing and upgraded electric heaters keep this home warm and snug.

Outside, there are neatly tended communal grounds and No: 9 benefits from a valuable car port which provides a private parking space.





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

Services

Mains Water & Drainage
Mains Electricity

Council Tax Band: B

What 3 Words Location: ///lemons.peanut.commenced



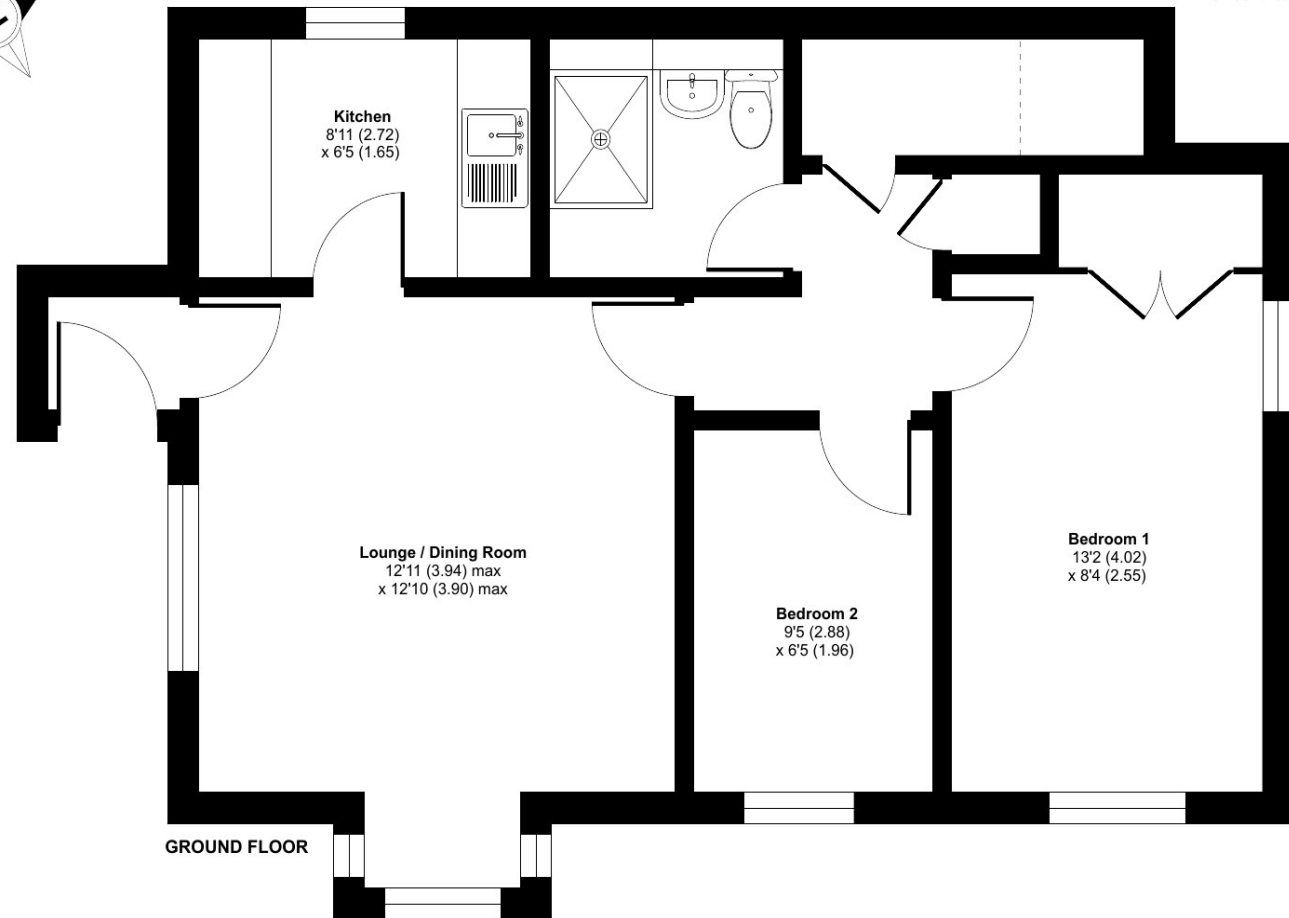
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Wiltshire Close, Hungerford, RG17

Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Russel Marshall. REF: 1227537



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