



38 FAIRVIEW ROAD
HUNGERFORD

Russell Marshall
Estate Agents

38 Fairview Road

Hungerford, Berkshire, RG17 0BN

Guide Price £325,000

Approximately 0.4 Miles to Hungerford
Railway Station

Approximately 3.6 Miles to J14 M4

Approximately 8.8 Miles to Newbury

- Freehold
- Terraced House
- Entrance Hall
- Cloakroom/W.C.
- Kitchen
- Lounge/Dining Room
- Two Bedrooms
- Bathroom
- Garage
- Lovely Garden
- Ten Minutes Walk to Town
Centre and 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 terraced house located in a small private close of just four properties and only ten to fifteen minutes walk from the town centre and Railway Station.

This well designed house includes a generous sized Lounge/Dining room with doors opening onto the rear garden, a separate Kitchen and a Cloakroom/W.C.

Upstairs, there are two comfortable Bedrooms served by a family Bathroom.

Gas central heating is the finishing touch.

Outside

At the front of the house there is a neatly lawned garden and a semi-detached single garage with up and over door.

To the rear there is an attractive garden with a patio area and lawn enclosed by panel fencing. The garden extends approximately 50' in length.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Electricity
Mains Water & Drainage
Mains Gas

Council Tax Band: C

What 3 Words Location: ///slate.swan.apparatus



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