

**17 MOORES PLACE
HUNGERFORD**



Russell Marshall
Estate Agents

17 Moores Place

Hungerford, Berkshire, RG17 0JS

Guide Price £435,000

Approximately 0.7 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 3.6 Miles to M4 J14

- Freehold
- End Terrace Corner House
- Entrance Hall
- Sitting Room With Fireplace and Wood Burner
- Family Room
- Kitchen
- Large Utility Room
- Shower Room
- Three Bedrooms
- Fabulous Bathroom With Bath and Separate Shower
- Double Glazing
- Gas Central Heating
- Ample Driveway With EV Charging Point
- Delightful Garden With Large Store Shed
- Garden carefully Cultivated
- Without Pesticides by Current Longstanding Owner



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

This lovely home has been sympathetically extended and upgraded whilst retaining much of the original character.

The comfortable accommodation includes a Sitting room with a wood burner and a light and airy family room over looking the rear garden.

The well appointed Kitchen is served by a large Utility room and there is also a useful ground floor Shower room.

Upstairs, the spacious landing gives access to three good sized Bedrooms and a fabulous Bathroom which boasts a bath and large walk in shower.

Double glazing and gas central heating keep this home warm and cosy.

Outside

At the front there is a driveway for two or more cars with and EV charger point.

To the rear the delightful garden extends around 75' in length and enjoys a good degree of seclusion.

The garden has been carefully cultivated without pesticides by the current long standing owner.

Within the garden there is a patio area, lawn, nature pond and many mature shrubs and plants.

There is also a large store shed.







Moores Place, Hungerford, RG17

Approximate Area = 1207 sq ft / 112.1 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

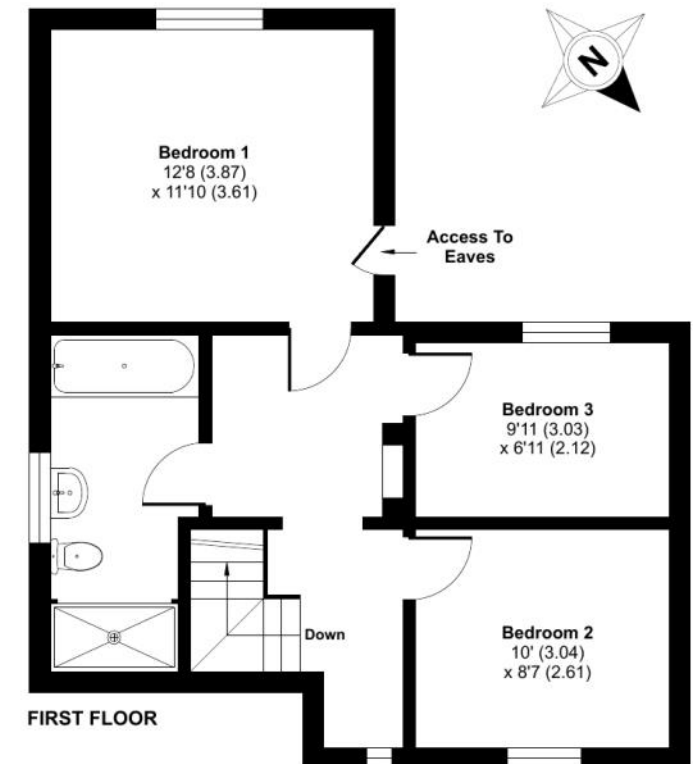
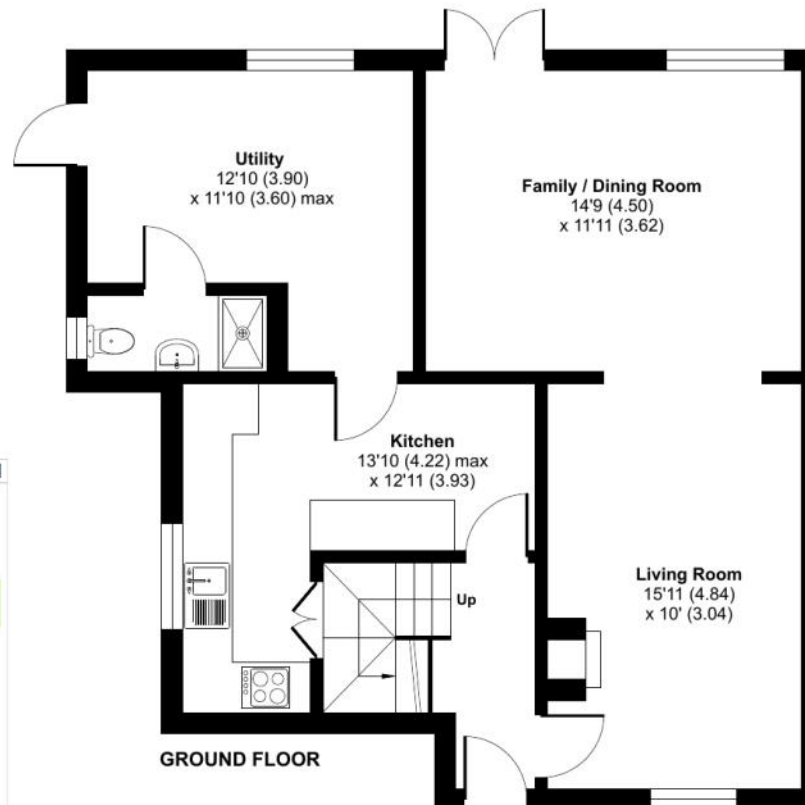
Mains Gas

Mains Water & Drainage

Mains Electricity

Council Tax Band: C

What 3 Words Location: ///guideline.shin.turned



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Russel Marshall. REF: 1314982



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