

**31 PRIORY AVENUE
HUNGERFORD**



31 Priory Avenue

Hungerford, Berkshire, RG17 0BE

Guide Price £339,950

Approximately 0.5 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 4 Miles to M4 J14

- Freehold
- Semi detached house
- Requiring extensive renovation
- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Utility room/store
- Three bedrooms
- Bathroom
- Large garden
- Large driveway
- Excellent potential to extend
subject to obtaining planning
permission
- No onward chain
- Conveniently situated for
schools 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 older style semi detached house with a large garden and great potential to extend subject to obtaining planning permission.

The property requires extensive repairs following a fire in 2024 but offers a good opportunity for buyers to renovate a house in their own style.

On the ground floor there is a Sitting room, separate Dining room, Kitchen and a useful store/Utility room.

Upstairs there are three well proportioned Bedrooms and a Bathroom.

The property is offered for sale chain free and probate has already been granted.

Outside

The large plot is a particular feature of the property.

There is a driveway for three or more cars and a lawned front garden. To the rear the garden is mainly laid to lawn and extends around 60' in length.



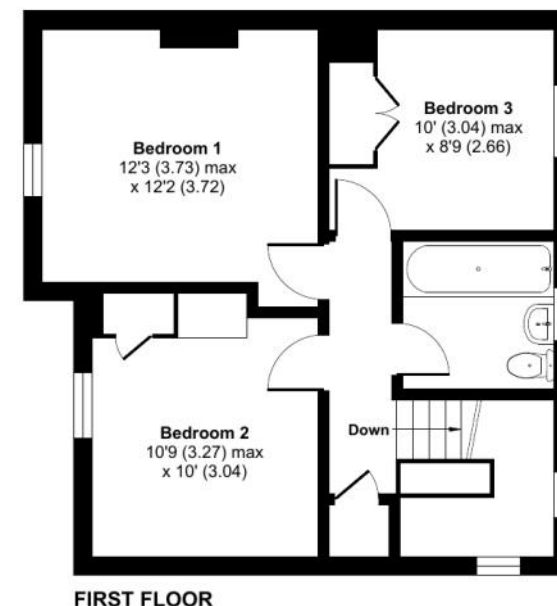
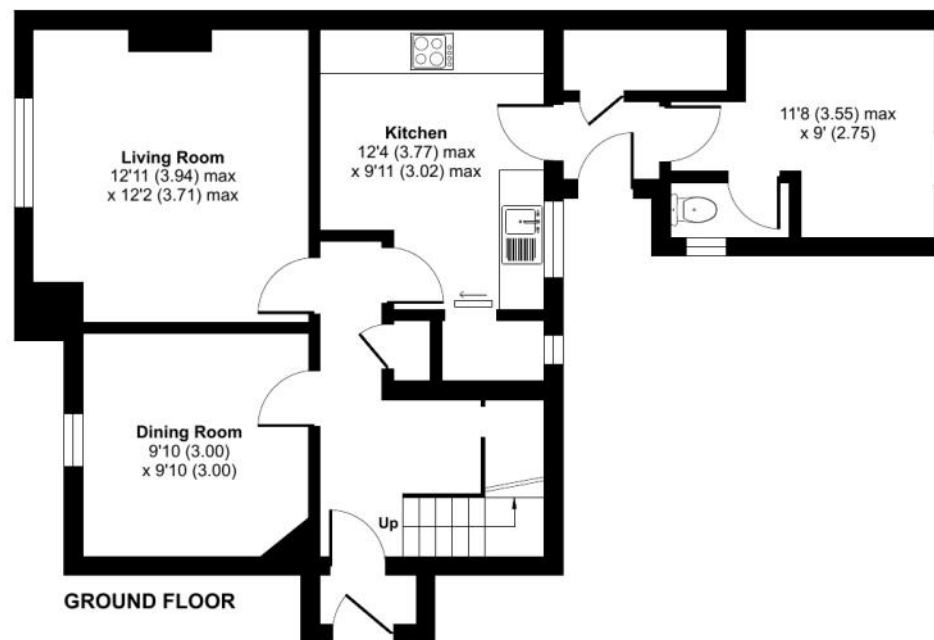


Priory Avenue, Hungerford, RG17

Approximate Area = 1153 sq ft / 107.1 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



Services

Mains Water & Drainage
Mains Gas
Mains Electricity

Council Tax Band: C

What 3 Words Location: ///shadowed.glance.eager



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Russel Marshall. REF: 1334316



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