

**13 CANAL WALK
HUNGERFORD**



Russell Marshall
Estate Agents

13 Canal Walk

Hungerford, Berkshire, RG17 0EQ

£475,000

Approximately 0.4 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 3.1 Miles to M4 J14

- Freehold
- Terraced House
- Prime Central Hungerford
- Location
- Entrance Hall
- Cloakroom/W.C.
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Pretty Garden
- Garage In Nearby Block
- No Onward Chain



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 Neo-Georgian house quietly situated in one of Hungerford's most sought after Cul-de-Sac's just a stones throw from the Kennet and Avon Canal and the High Street.

This comfortable home includes a bay fronted Sitting room with a feature fireplace and a Dining room with doors opening onto the garden. There is also a good sized Kitchen and a Cloakroom/W.C.

Upstairs, three well proportioned Bedrooms are served by a separate Shower room.

Modern electric radiators and double glazing keep this home warm and snug.

Outside

At the front of the house there is a low maintenance gravelled garden and established shrubs.

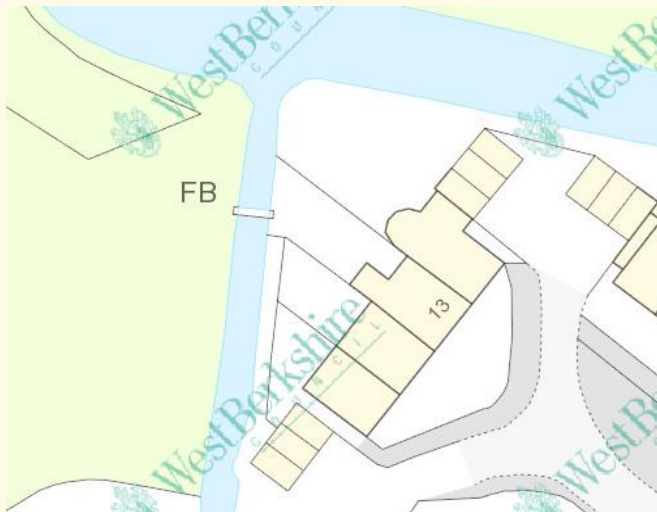
To the rear there is a pretty garden and a patio area which backs onto the water meadows of the Chalkstream River Dun.

Garage

There is a single garage in a block just a short walk from the house.



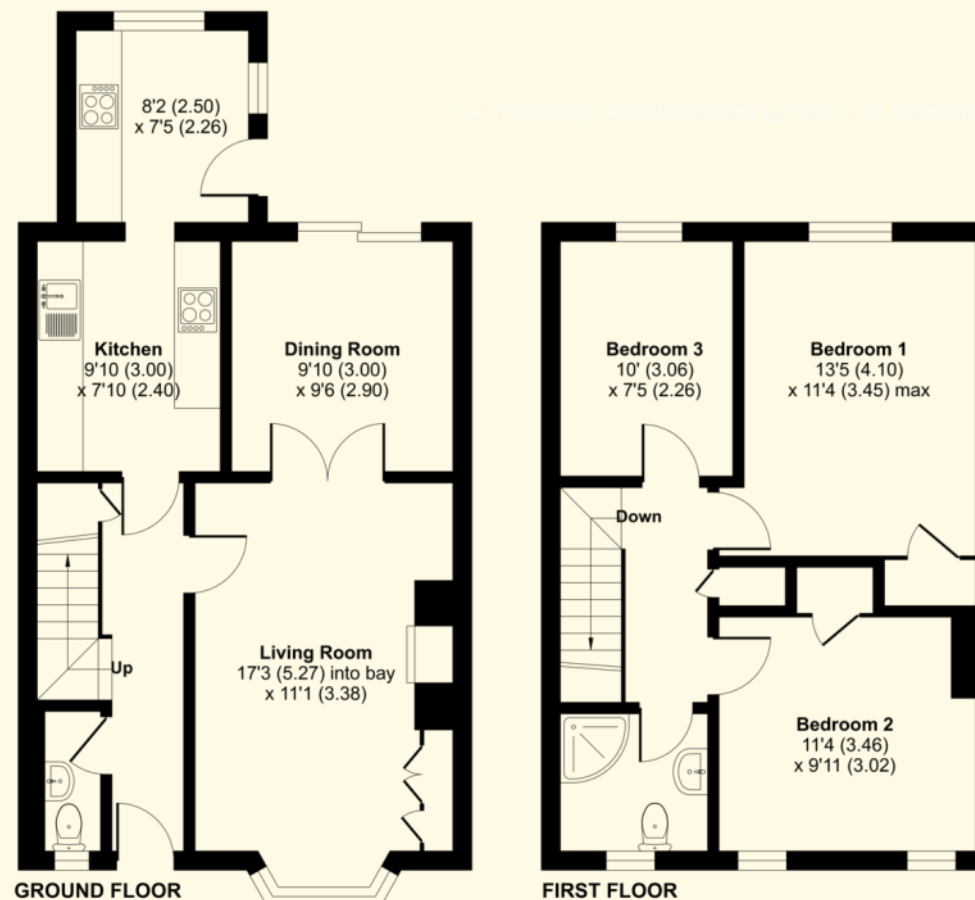




Canal Walk, Hungerford, RG17

Approximate Area = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Mains Electricity

Council Tax Band: D

What 3 Words Location:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Russell Marshall. REF: 1334309



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