

**11 WILTSHIRE CLOSE  
HUNGERFORD**



# 11 Wiltshire Close

## Hungerford, Berkshire, RG17 0NU

£200,000

Approximately 0.6 Miles to Hungerford  
Train Station

Approximately 8.8 Miles to Newbury

Approximately 3.6 Miles to M4 J14

- First Floor Maisonette
- Beautifully Refurbished Throughout
- Long Lease Approximately 148 Years Remaining
- Entrance Hall
- Living/Dining Room
- Superb Re-Fitted Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating
- Replacement Double Glazing
- Residents Parking
- Communal Grounds
- Service Charge £1,125.14 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 bright and airy first floor maisonette conveniently located close to the town centre and just a short walk from The Croft and the Kennet & Avon Canal.

This lovely home has been superbly upgraded by the current owner with new carpets and décor throughout.

The accommodation includes a private entrance hall with stairs rising to the first floor.

There is a good sized Living/Dining room and a beautifully appointed new Kitchen with an integrated oven & hob.

Two well proportioned Bedrooms are served by a separate Bathroom.

Recently installed double glazed windows and a smart new front door are the finishing touch to this very special home.

### **Outside**

There are neatly tended communal grounds and a residents car park.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	68   D	77   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Services  
Mains Water  
Mains Electricity

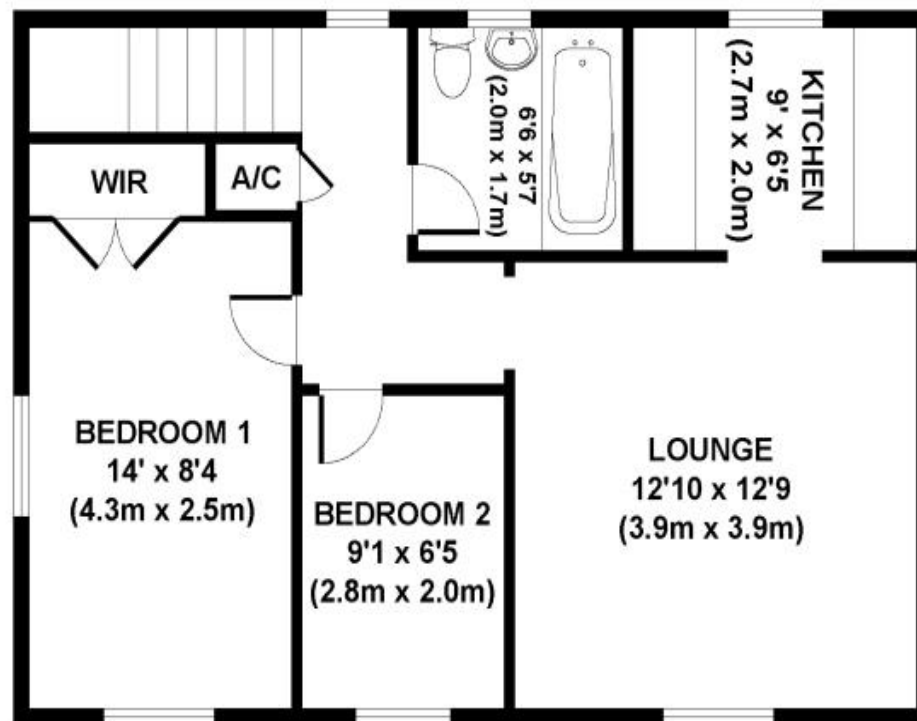
Council Tax Band: B

What 3 Words Location: ///stub.sleeping.first

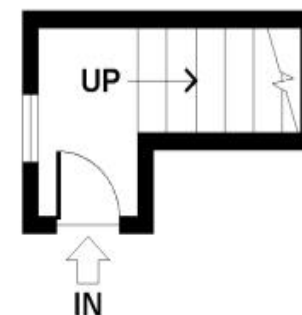


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**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 552 SQ FT**



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 33 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 585 SQ FT / 54 SQ M**

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