

The Granthams, Lambourn Hungerford RG17 8YF



## welcome to

# The Granthams, Lambourn Hungerford

Allen and Harris are delighted to offer to the market with NO ONWARD CHAIN this three bedroom end terrace located in the very popular village of Lambourn offering 14ft lounge, 15ft kitchen/diner, utility room/WC, family bathroom, three bedrooms, large front garden and courtyard style rear garden.













#### **Entrance Hall**

Front aspect window, radiator and stairs to the first floor.

### Lounge

14' 8" x 12' 7" ( 4.47m x 3.84m )

Front aspect window, radiator, feature fire place, laminated flooring, storage cupboard.

#### Kitchen

15' 7" x 8' 7" ( 4.75m x 2.62m )

Fitted kitchen comprising of a range of eye and low level units, work surfaces, single bowl sink and drainer, further appliance space, wall mounted boiler, plumbing for washing machine, rear aspect window and door to rear lobby.

## **Rear Lobby**

Side aspect door and door to utility room/WC

## **Utility Room**

Side aspect window, low level WC, single bowl sink with work surface and plumbing for a washing machine.

## **First Floor Landing**

Doors to all rooms, loft hatch.

#### **Bedroom One**

11' 5" x 10' (3.48m x 3.05m) Front aspect window and radiator.

#### **Bedroom Two**

12' 3" x 8' 5" ( 3.73m x 2.57m ) Rear aspect window and radiator.

#### **Bedroom Three**

 $8' 10" \times 7' 1" (2.69m \times 2.16m)$ Rear aspect window and radiator.

#### **Bathroom**

Fitted suite comprising panel enclosed bath with shower over, low level WC, hand wash basin, radiator, part tiled walls, laminated flooring and front aspect window.

#### **Front Garden**

Enclosed by fencing, laid to lawn.

## **Rear Courtyard**

Courtyard style garden, patio slabbed, rear and side access gates and two sheds.





# The Granthams, Lambourn Hungerford

- **End Of Terrace**
- Three Bedrooms
- No Onward Chain
- 14ft Lounge
- 15ft Kitchen/diner

Tenure: Freehold EPC Rating: D

£280,000

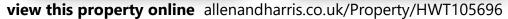






Coogle Map data @2024

Please note the marker reflects the postcode not the actual property





Property Ref: HWT105696 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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allen & harris

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