



24 Ramsbury Drive Hungerford Berkshire RG17 0SG



**24 Ramsbury Drive Hungerford**

**Berkshire RG17 0SG**

**£310,000 Freehold**

**An attractive two bedroom modern terraced home in a sought after residential area of this historical West Berkshire town. On the doorstep of Hungerford Primary and John O'Gaunt Secondary Schools plus the picturesque Hungerford Common. Walking distance of Hungerford mainline railway station, doctors and local shops. Comprising Entrance Hall, Cloakroom, Living/Dining, Kitchen, with Two Bedrooms and a Bathroom on the first floor. The property has gas radiator central heating. The rear garden has been landscaped including two paved patio areas and rear pedestrian access. To the front of the property is a Single Garage plus an allocated Parking space.**

**Presented in Excellent Decorative Order Throughout.**

**Offered with a Closed Chain**

**Directions: From Hungerford High Street turn left into Park Street. Take the second turning right into Ramsbury Drive . Continue along this road and the property will be found on the left hand side in a small private drive.**

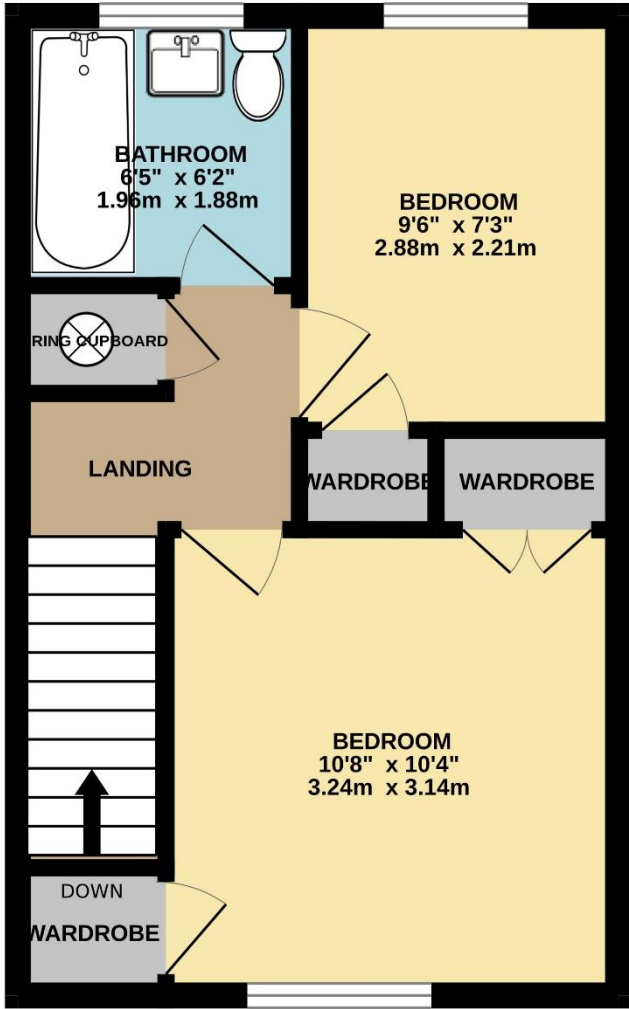
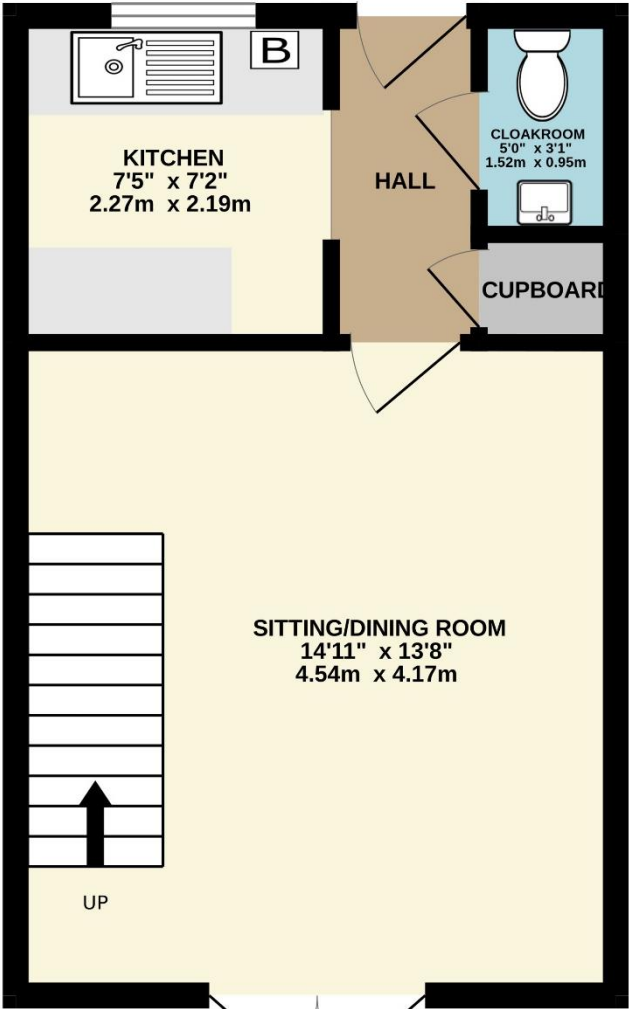


Council Tax Band: C £1969.68  
Nearest Bus stop: Park Street  
Nearest Train station: Hungerford

pa  
0.1 km  
0.3 km

GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**



