

27 Holt Road Kintbury Hungerford Berkshire RG17 9UY



**27 Holt Road Kintbury Hungerford  
Berkshire RG17 9UY**

**Price Guide £340,000 Freehold**

**An older-style 1950s semi-detached home located on a superb corner plot Garden within the sought-after village of Kintbury. Within a five-minute walk of Kintbury Station and picturesque walks along the Kennet & Avon Canal. The village primary school, doctors' surgery, village shop and two pubs are all close by. Offering spacious accommodation over two floors, requiring modernisation throughout. Comprising Entrance Hall, dual aspect Sitting Room, separate Dining Room, Kitchen, attached brick-built Utility/Outbuilding and WC. The first floor comprises three generous Bedrooms, a large Landing and a family Bathroom—the property benefits from having the potential to be extended subject to the usual planning permissions. Outside to the front and the rear, the property enjoys a south-facing mature established garden laid mainly to lawn. Benefitting from an air source heating system and UPVC Double Glazing. No Ongoing Chain**

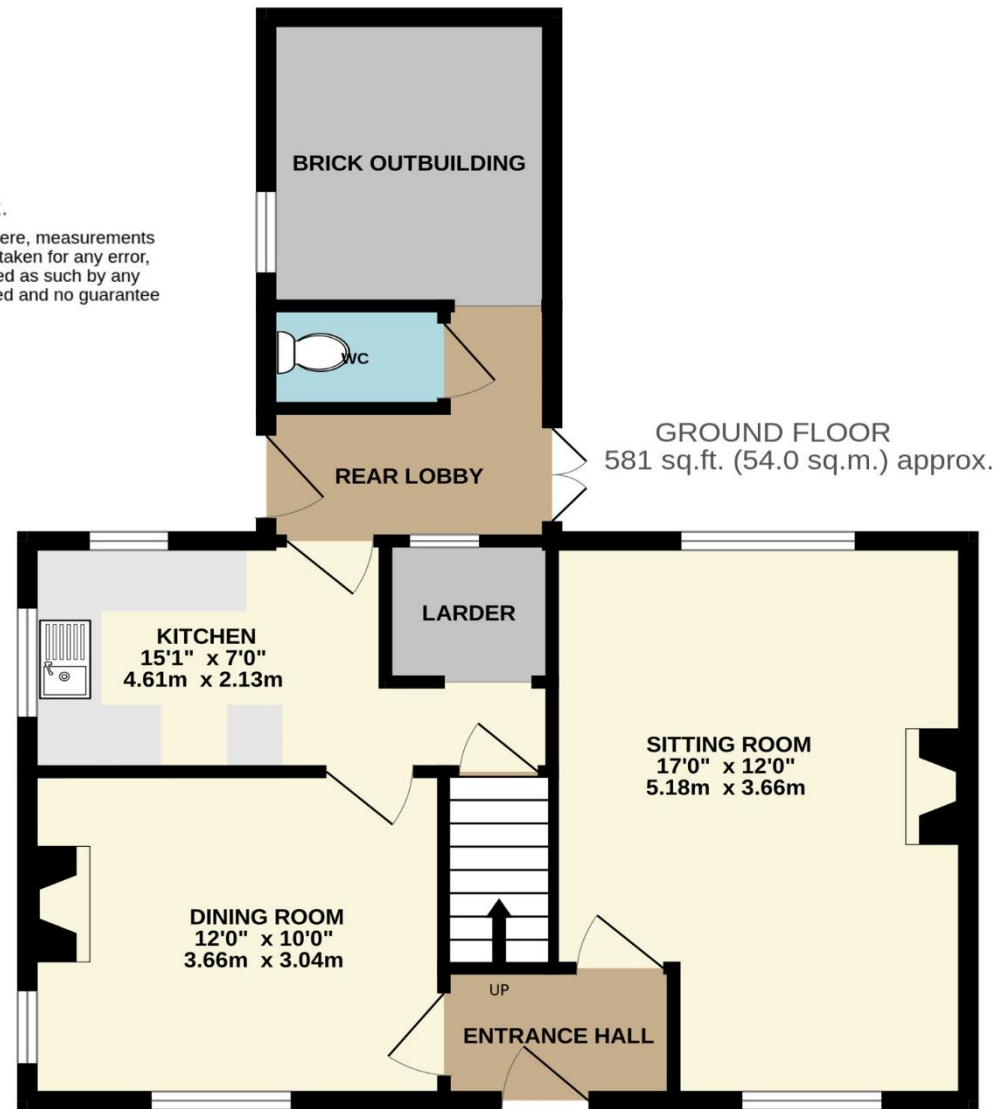
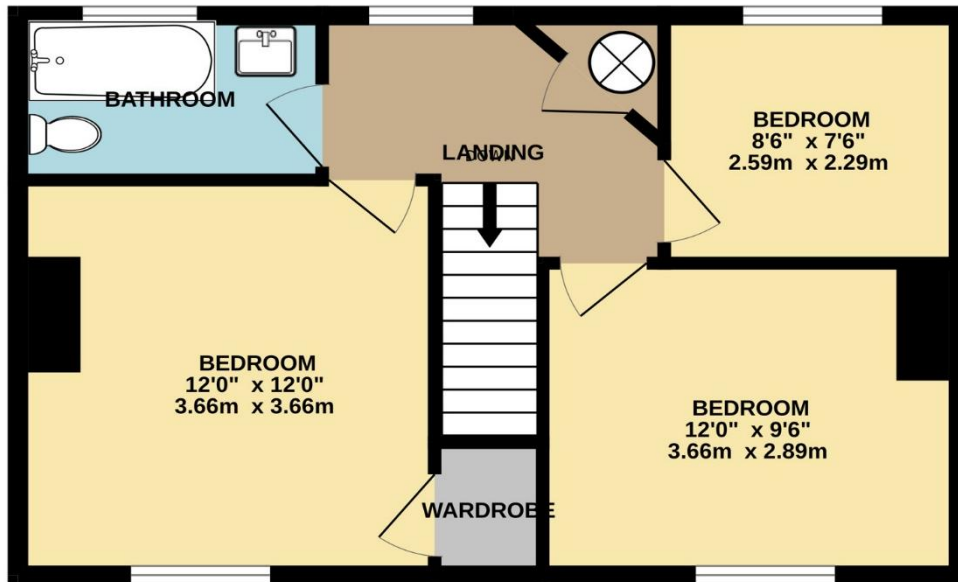
**Directions: From the A4 Bath Road, turn onto Station Road towards Kintbury. Proceed over the railway crossing and, after a short distance, turn left into Newbury Street. At the mini roundabout, take the second exit onto Holt Road and the property will be found a short distance on the right-hand side.**



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



Council Tax Band: **C** £2087.58 pa

Nearest Bus stop: **Holt Road** 0.0 km

Nearest Train station: **Kintbury** 0.6 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	

**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



