



7 Beacon Rise Hungerford Berkshire RG17 0UW

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Price Guide £340,000 Freehold

An attractive two bedroom modern town house on the sought after residential development of Lancaster Park built only three years ago by Bewley Homes. In an idyllic setting with unspoilt open views. On the doorstep of Hungerford Primary and John O'Gaunt Secondary Schools plus the picturesque Hungerford Common. Easy access to Hungerford mainline railway station, doctors and local shops. Comprising Entrance Hall, Living Room, Kitchen/Dining Room overlooking the south facing rear Garden, Cloakroom. On the first floor there are Two Double Bedrooms and a Bathroom. The property has gas radiator central heating and UPVC Double Glazing. The rear garden is mainly laid to lawn with a rear pedestrian access to the Allocated Driveway Parking for Three vehicles.

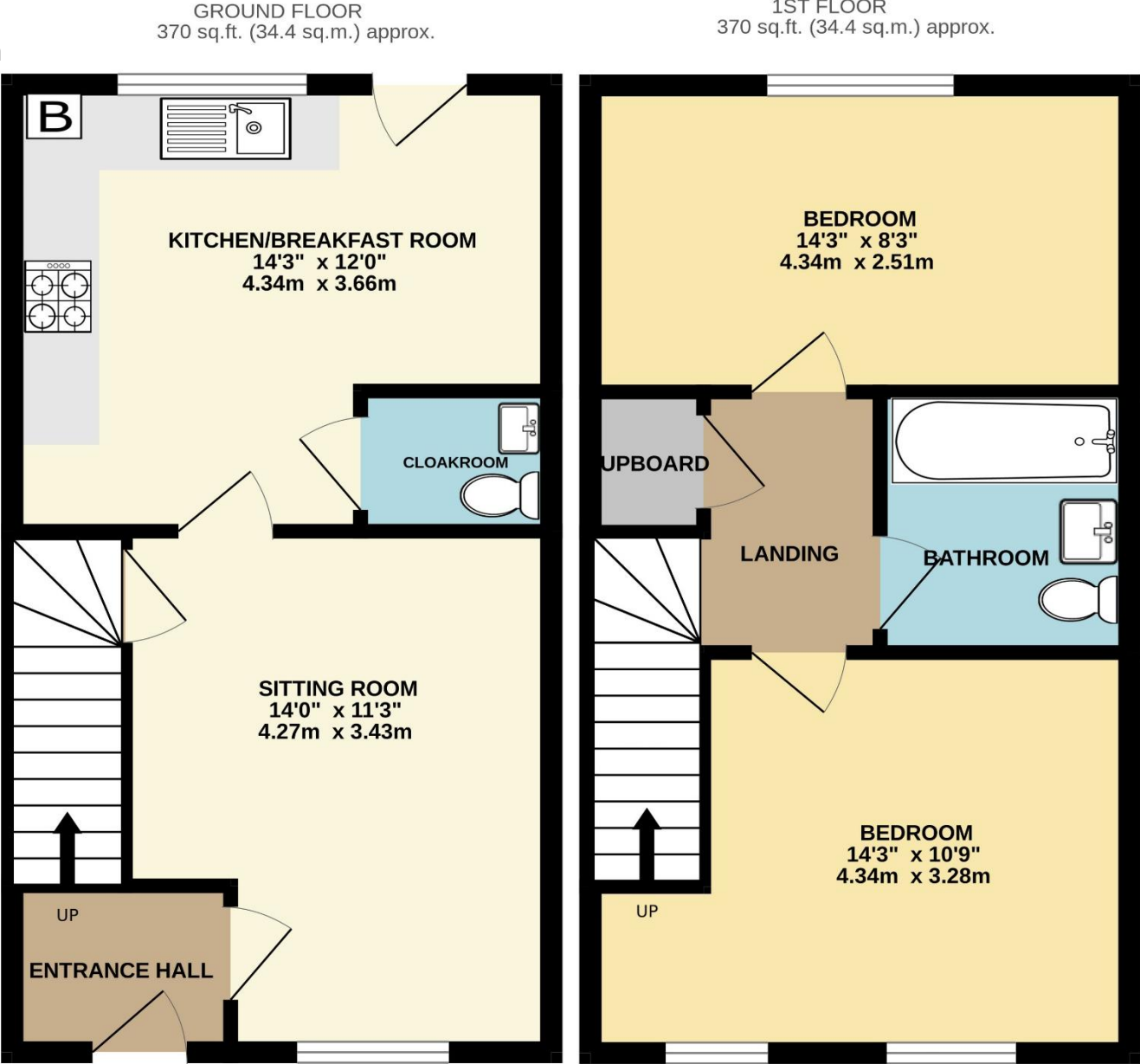
Offered with a No Ongoing Chain

Directions: From Hungerford High Street continue onto the Salisbury Road. Proceed over two roundabouts and then turn right into Jethro Tull Lane. Bear left and continue along where Beacon Rise will be found on your left and the property will then be found on the right.



Council Tax Band: C £2172.19 pa
Nearest Bus stop: Priory Avenue 0.2 km
Nearest Train station: Hungerford 1.1 km

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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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

