



21A Moores Place,
Hungerford, Berkshire, RG17 0JS



A unique three bedroom detached house built only 5 years ago situated a short walk from Hungerford High Street.

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Entrance hall | Modern kitchen/breakfast room | Living room | Master bedroom | Double bedroom
Single bedroom | Family bathroom with shower over bath | Double glazing | Gas central heating
Driveway parking | Rear garden with patio and lawn | Being sold with no onward chain

Offers in excess of £370,000

SITUATION

The property is conveniently situated a short walk from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington) with Crossrail links from Reading station. Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises entrance hall, living room and modern kitchen/breakfast room with a door onto the garden. Upstairs there is a master bedroom, double bedroom, single bedroom and family bathroom with shower over bath. The house benefits from gas central

heating and double glazing. Outside the property there is driveway parking for two cars, side access to the rear garden with patio and lawn.

The property is being sold with no onward chain and viewing is strongly recommended.

COUNCIL TAX

Council tax - Band D West Berkshire

DIRECTIONS

From our offices turn left into Church Street. Continue along Church Street and as the road narrows turn left into Church Way. Continue up the hill and Moores Place is the third turning on your right hand side. Turn into Moores Place and the property is the last on your left hand side.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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