



## 10 PARK STREET BERKSHIRE, RG17 0EF

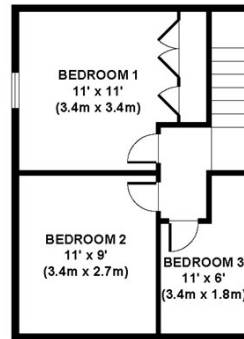
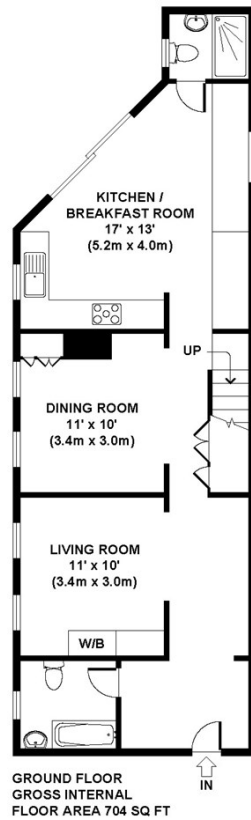
£480,000  
FREEHOLD

A detached three bedroom cottage which perfectly blends character charm and modern living, situated between Hungerford High Street and Portdown Common. Accommodation comprises entrance hall, downstairs family bathroom with shower over bath and under floor heating, living room with wood burning stove and dining room/reception 2. A particular feature of the property is the kitchen/breakfast room with bi fold doors onto the patio area providing lovely indoor/outdoor living space during summer months. The kitchen has been finished to a high standard including under floor heating, induction hob, integrated appliances and a boiling water tap. Attached to the kitchen is a modern shower room.

Stairs with built in storage lead you upstairs where there is a master bedroom with fitted wardrobes, double bedroom and single bedroom. The property has gas central heating provided by a combi boiler and beautiful sash windows which the current owners have had refurbished.

Outside a new patio area has been created with steps up to the lawn with shed and driveway parking (accessed via street behind). Viewing strongly recommended.





**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 354 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1058 SQ FT / 98 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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