



3 Church Street

Hungerford, Berkshire, RG17 0JG



A well presented three bedroom first floor maisonette situated a short, level walk from Hungerford High Street and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Private entrance | Hallway with stairs up to living accommodation | Modern kitchen | Living room | Two double bedrooms
Single bedroom | Bathroom with shower over bath | Modern electric heating | Double glazing | Rear courtyard with store

Guide Price £285,000

SITUATION

The property is situated a stone's throw from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarkets. 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). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

A well presented first floor maisonette situated a short walk from Hungerford High Street. Accommodation comprises private entrance and hallway with stairs up to the living accommodation. On the first floor there is a modern kitchen with Bosch appliances and light and airy living room.

There are two double bedrooms, good size single bedroom and bathroom with shower over bath. The property has modern, efficient electric heating and double glazing. Outside there is a small rear courtyard with store. Parking is provided by permit to the front of the property.

LEASE

To be confirmed. Ground rent – peppercorn.

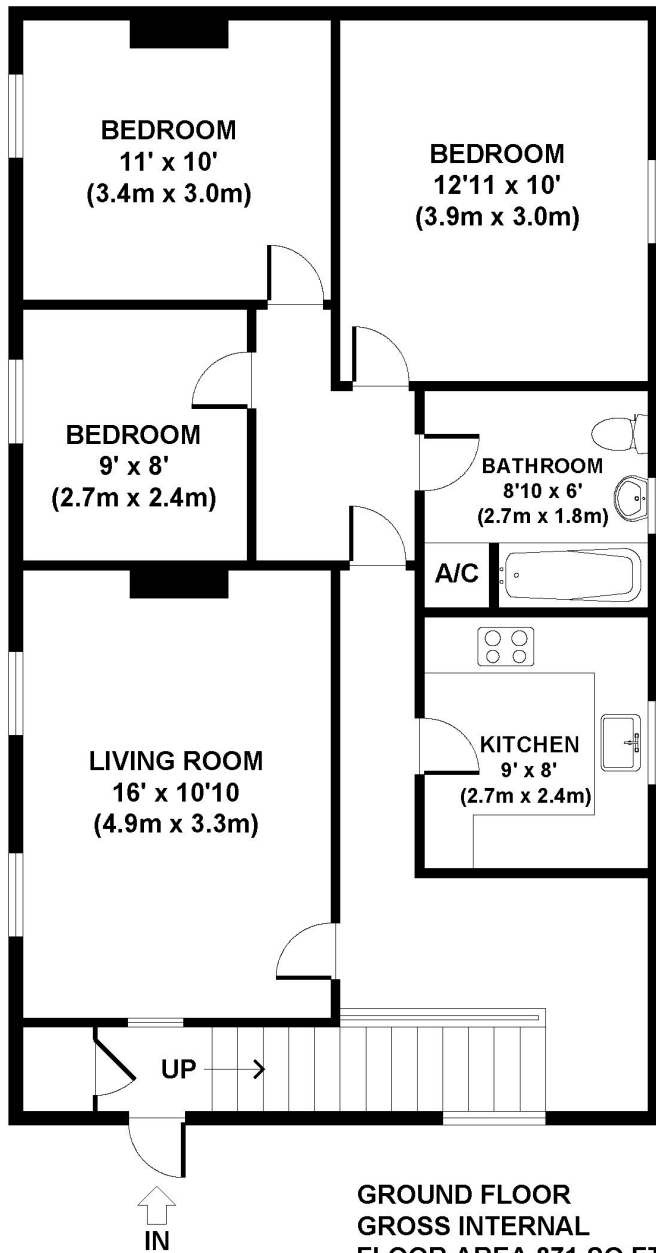
COUNCIL TAX

Band C £2,067.41 for year 2024/2025

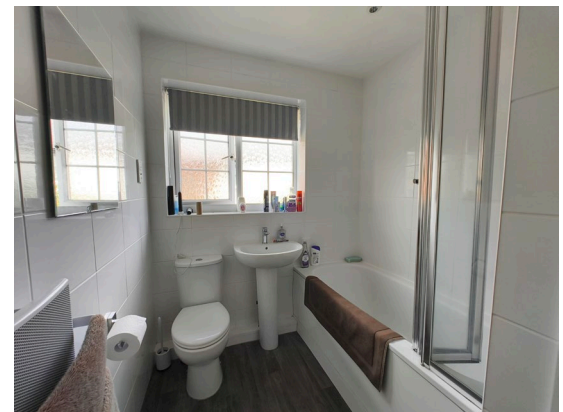
DIRECTIONS

From our offices in the High Street, head down the High Street. Turn left into Church Street, go past the car park and tri-station and the property can be found on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 871 SQ FT / 81 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



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