

26 Cottrell Close

Hungerford, Berkshire, RG17 0HF



A well-presented three bedroom semi-detached house with a large workshop/home office in the garden, plus garage to the front of the house, situated in a quiet close in Hungerford.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Downstairs cloakroom | Kitchen/breakfast room | Living/dining room with doors onto the garden

Master bedroom with fitted wardrobes and en-suite shower room | Two further bedrooms | Family bathroom | Double glazing

Gas central heating | Garage with parking in front | Side access to rear garden with patio and lawn | Large workshop with power

Price £415,000

SITUATION

The property is situated in a tucked away location at the end of a small close on the northern outskirts of Hungerford, offering easy access to the A4, A34 and M4. Hungerford itself offers a range of local shops including, butcher, post office, newsagent, pharmacy and supermarket. The town is renowned as a centre for antiques, has a primary school and a secondary school. A mainline railway station has trains to London (Paddington) and junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises entrance hall with downstairs cloakroom, kitchen/breakfast room with gas hob and living room with gas fire and doors onto the rear garden. Upstairs there is a master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and a family bathroom. The property has double glazing and gas central heating from a modern Worcester boiler.

Outside there is a garage with power and parking for one car in front. From the front garden there is side access to the rear garden with patio and lawn. A particular feature of the property is the large workshop with power at the bottom of the garden, providing a versatile space with potential for a home office/gym. The property is being sold with no onward chain.

COUNCIL TAX

Band D £2,325.83 for year 2024/2025.

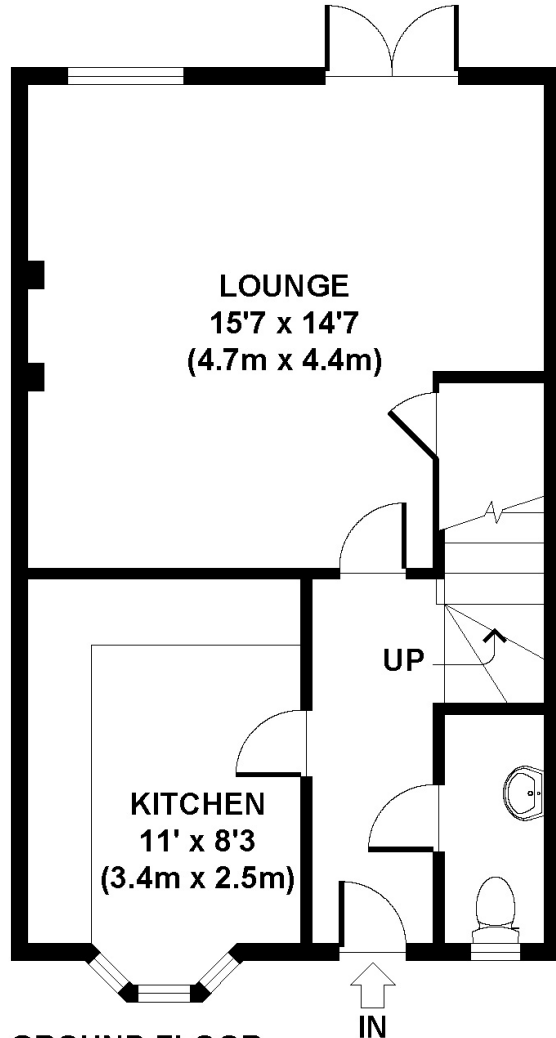
DIRECTIONS

From our offices on the High Street proceed in a northerly direction down the High Street to the roundabout by the Bear Hotel. Turn right straight over the first roundabout and straight over the second roundabout continuing towards Newbury. Take the first turning on the left into Cottrell Close, bear left at the top and No 26 is the last property on the left hand side, easily identified by one of our For Sale boards.

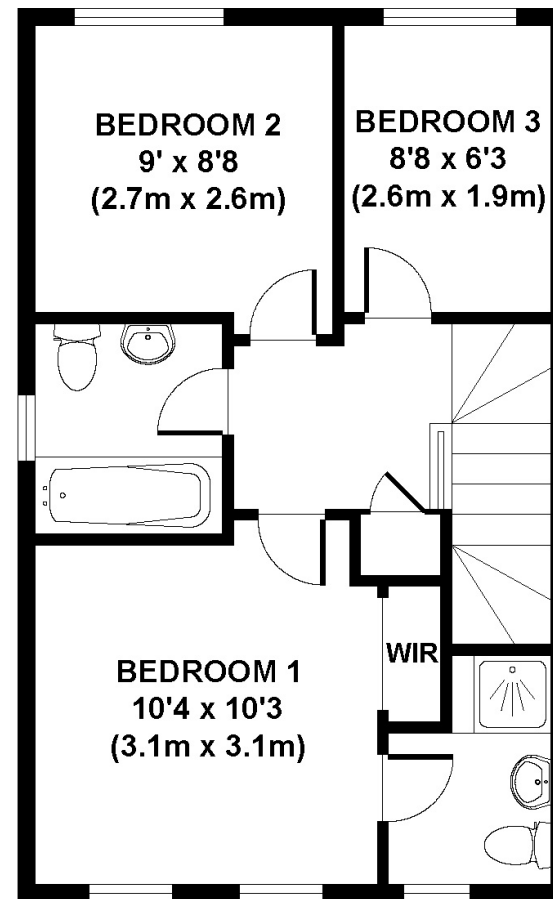
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 408 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 404 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT / 76 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
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