

24 Church Street
Hungerford, Berkshire, RG17 0JG



A charming two bedroom character cottage with private rear garden situated a short, level walk from Hungerford High Street.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance area | Living room with wood burning stove | Kitchen/dining room with doors onto the garden

Downstairs bathroom with shower over bath | Double bedroom | Eaves storage upstairs

Double glazing (mostly) | Gas central heating | Rear garden with patio, lawn and shed

Guide Price £330,000

SITUATION

The property is conveniently 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 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

A well presented two bedroom character cottage with private rear garden. Accommodation comprises entrance area into living room with wood burning stove, interior hallway with storage space under stairs, downstairs bathroom with shower over bath and

open plan kitchen/dining room with spacious cupboard and doors onto the garden. Upstairs there is a master bedroom and single bedroom, both of which have extensive eaves storage space. The property has gas central heating and is mostly double glazed. Outside there is a rear garden with patio, lawn and shed. There is a useful shared rear access. Viewing strongly recommended. This property is being sold with no onward chain.

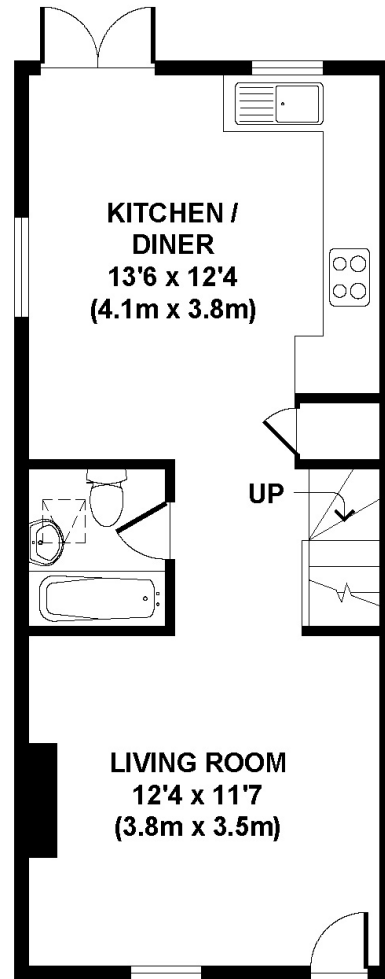
COUNCIL TAX

Band B – West Berkshire

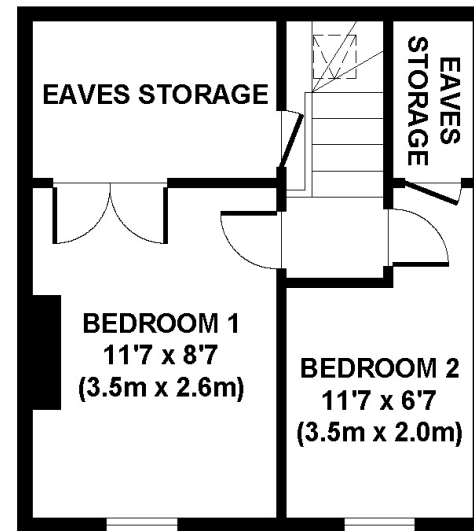
DIRECTIONS

From our offices in the High Street head north and turn left into Church Street. Follow the road past the tri station and the property is on your right hand side just before the turning for Church Way.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

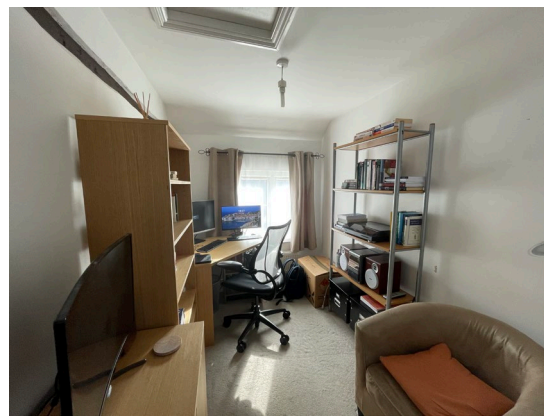


**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 385 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 270 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 655 SQ FT / 61 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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