



18 Morley Place

Hungerford, Berkshire, RG17 0HS



A two bedroom ground floor maisonette being sold at a particularly attractive price to cash buyers only.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance porch | Kitchen | Living/dining area | Two double bedrooms | Bathroom with shower over bath

Gas central heating | Double glazing | Communal parking | Communal garden/outside space | Sold with no onward chain

Guide Price £130,000

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). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

A spacious two double bedroom ground floor maisonette being sold to cash buyers only. Accommodation comprises entrance porch, living/dining room and spacious kitchen. There are two double bedrooms, one with fitted wardrobes and a bathroom with shower over bath.

The property benefits from gas central heating and double glazing.

Outside there are communal gardens/outside space and communal parking. The property is being sold with no onward chain.

There is currently a tenant living at the property on a rolling periodic tenancy.

Lease length – 99 years from 1977(51 years remaining).

Ground rent – £30 per annum

Service charge - £1,461.79 for year 2025/2026

COUNCIL TAX

Band B – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



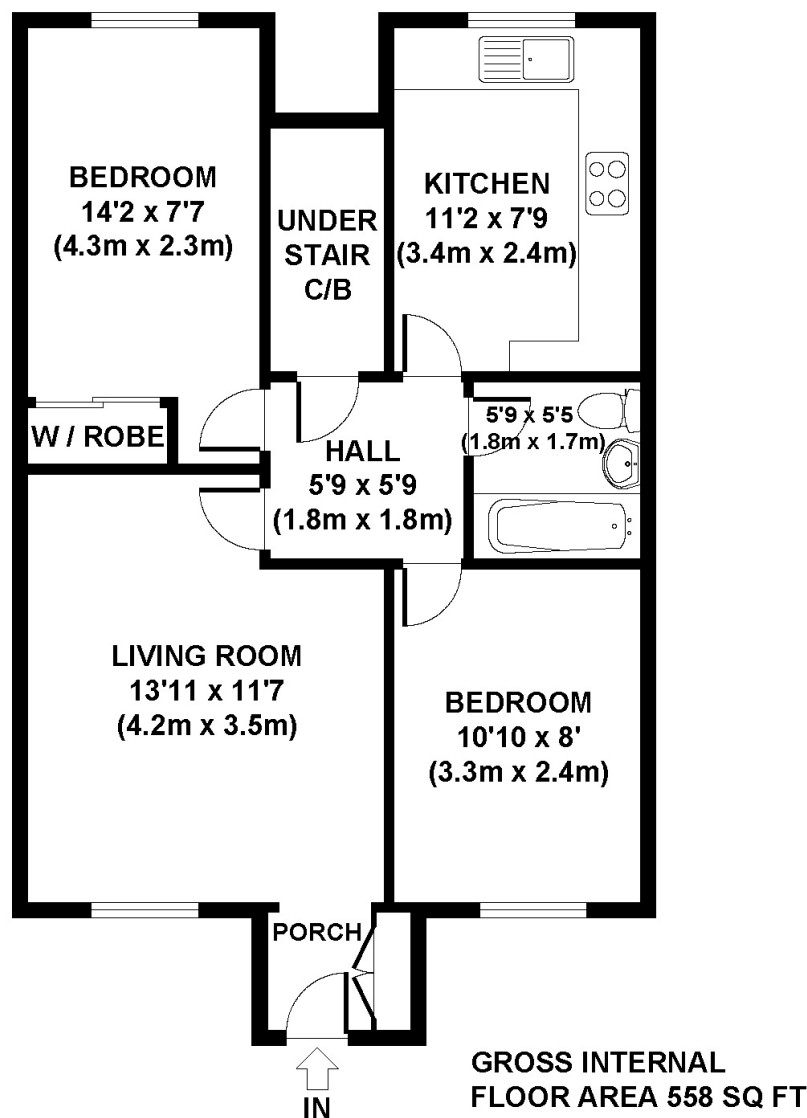
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APPROX. GROSS INTERNAL FLOOR AREA 558 SQ FT / 52 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com

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