



20 Kennet Way

Hungerford, Berkshire, RG17 0YZ



A two double bedroom house conveniently situated for local transport links and within walking distance of 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

Entrance hall | Kitchen with gas hob | Living room with patio doors onto the garden
Two double bedrooms | Bathroom with shower over bath | Gas central heating | Double glazing
Sunny rear garden with patio and lawn | Parking space for one car | Being sold with no onward chain

Guide Price £285,000

SITUATION

The property is conveniently situated on the outskirts of Hungerford which is useful for local transport links whilst also being within walking distance of 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 and there is a primary school and secondary school. The mainline railway station has trains to London (Paddington). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

Accommodation comprises entrance hall, kitchen with gas hob and living room with patio doors onto the sunny rear garden. Upstairs there are two

double bedrooms and family bathroom with electric shower over bath. The property has double glazing and gas central heating. Outside there is a parking space for one car, front garden and rear garden with patio and lawn.

The property is being sold with no onward chain and viewing is strongly recommended.

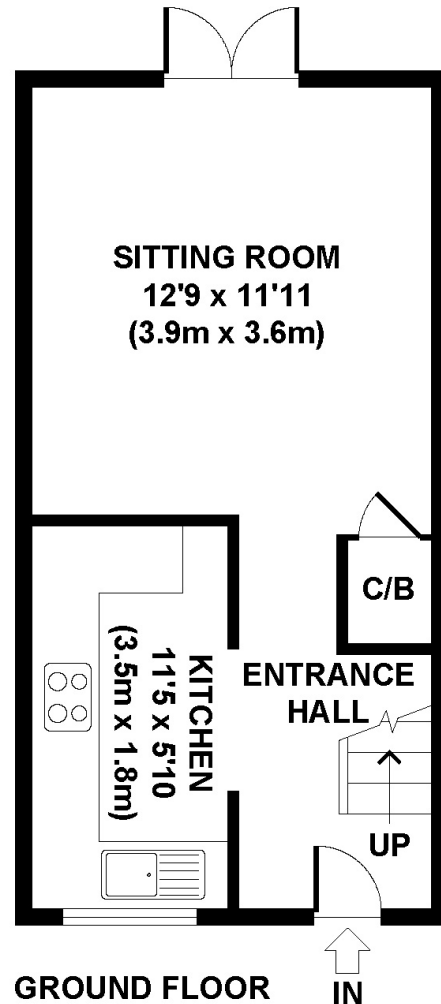
COUNCIL TAX

Band C – West Berkshire

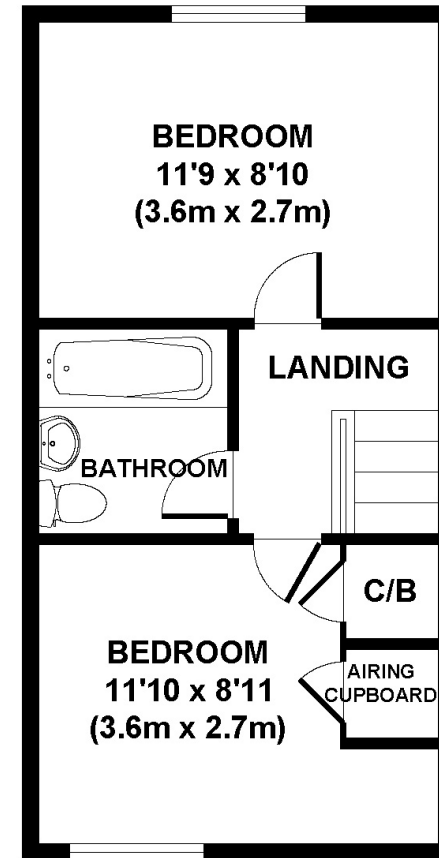
DIRECTIONS

From our offices in the High Street proceed out of town in a northern direction. At The Bear roundabout turn right and then turn left at the next roundabout. Take the first left into Kennet Way and the property can be found on your left hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 291 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 290 SQ FT**



APPROX. GROSS INTERNAL FLOOR AREA 581 SQ FT / 54 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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