

**11 ORCHARD PARK CLOSE  
HUNGERFORD**



**Marshall**

Estate Agents

# 11 Orchard Park Close

Hungerford, Berkshire, RG17 0BJ

£275,000

Approximately .5 Miles to Hungerford  
Railway Station

Approximately 9.1 Miles to Newbury

Approximately 3.8 Miles to M4 J14

- Freehold
- End Terrace House
- Sitting Room
- Re-Fitted Kitchen/Dining  
Room
- Two Double Bedrooms
- Modern Re-Fitted Bathroom
- Double Glazing
- Gas Central Heating
- Pretty Garden
- Private Two Car Driveway
- Garage



## Situation

The pretty market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



## **The Property**

A superbly presented end terrace house which has been substantially upgraded throughout.

The accommodation includes an entrance hall, a bright and airy Sitting room and a wonderful Kitchen/Breakfast room with doors leading out to the rear garden.

The Kitchen includes painted finish cabinets complimented by woodblock work surfaces with tiled surrounds.

Upstairs, two double bedrooms are served by a modern Bathroom which has been upgraded to include a stylish white suite with a shower above the Bath.

Gas central heating and recently installed double glazing keep this home warm and energy efficient.

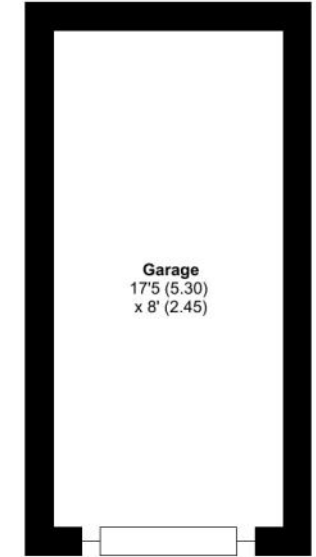
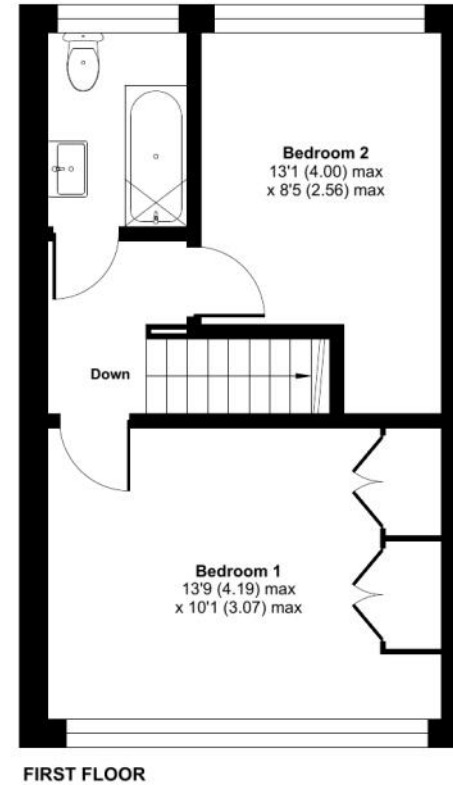
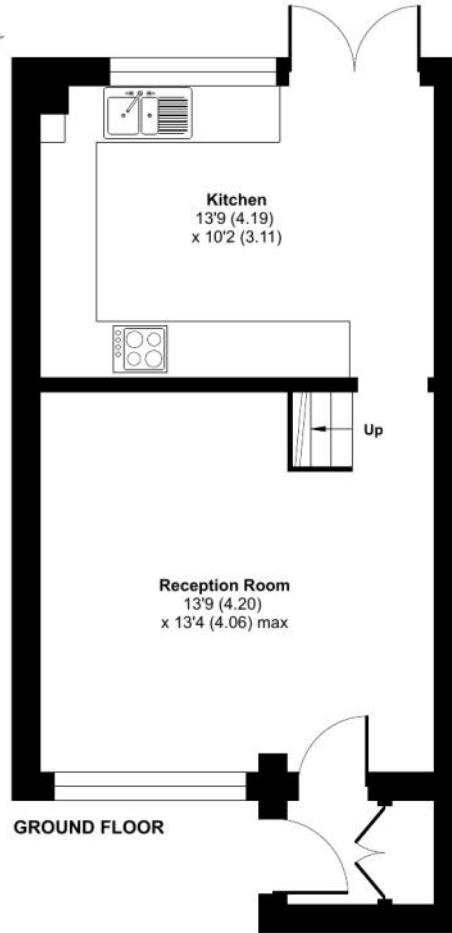
## **Outside**

To the front there is a neatly lawned front garden enclosed by a picket fence. Just opposite the house there is a double driveway for two cars. There is also a garage in a nearby block.

To the rear there is a pretty garden which has been landscaped with a well tended lawn, two patio areas and a flower border. The garden is enclosed by fencing.







## Orchard Park Close, Hungerford, RG17

Approximate Area = 686 sq ft / 63.7 sq m

Garage = 140 sq ft / 13 sq m

Total = 826 sq ft / 76.7 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 C
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Services

Mains Gas

Mains Electric

Mains Water & Drainage

Council Tax Band: C

What 3 Words Location: ///cried.thickens.rather



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Marshall Estate Agents Ltd. REF: 1441133



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