

**6 WILLIAMS COURT  
HUNGERFORD**



**Marshall**  
Estate Agents

## 6 Williams Court

Park Street, Hungerford, Berkshire, RG17 0DR

£220,000

Approximately 0.1 Miles to Hungerford  
Railway Station

Approximately 8.5 Miles to Newbury

Approximately 3.3 Miles to M4 J14

- Leasehold Plus Share of Freehold
- Ground Floor Maisonette
- Entrance Hall with own private front door
- Sitting Room
- Kitchen/Breakfast Room
- Two Comfortable Bedrooms
- Smart Re-Fitted Shower Room
- Gas Central Heating
- Private Residents Car Park with allocated space
- Close to Town Centre



### 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 very well designed ground floor maisonette located just a stones throw from Hungerford High Street.

This immaculate home includes a Sitting Room, a smart re-fitted Kitchen/Breakfast Room, two comfortable Bedrooms and a modern Shower Room.

Gas central heating and double glazing add to the comfort of this property.

### **Outside**

Outside there are well tended communal grounds and a private residents car park with an allocated space. Bin store.





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

Services

Mains Water & Drainage

Mains Gas

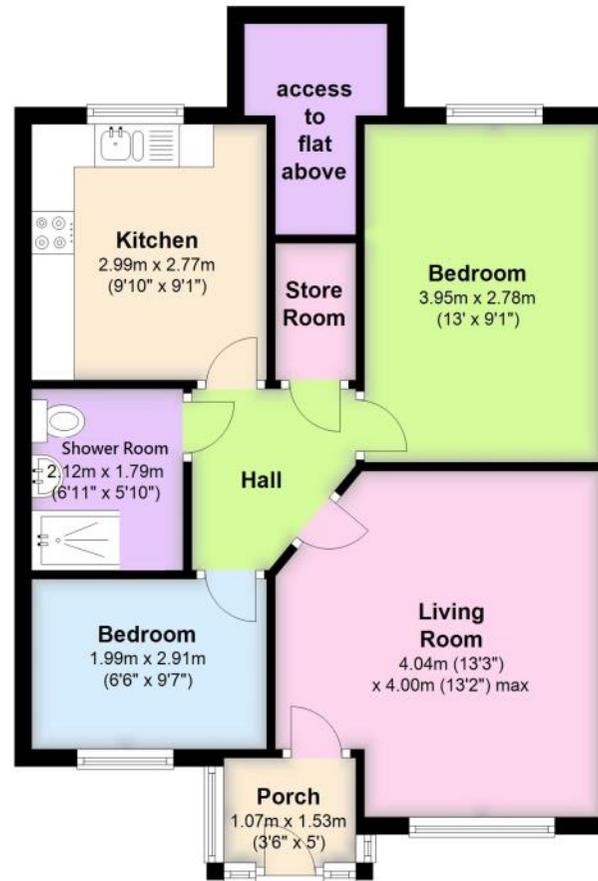
Mains Electricity

Council Tax Band: C

What 3 Words Location: ///mallets.barstool.hologram

**Floor Plan**

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 55.2 sq. metres (594.1 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.

Plan produced using PlanUp.

**6 Williams Court, Park Street, Hungerford**

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