

**26 PROSPECT ROAD
HUNGERFORD**



Marshall

Estate Agents

26 Prospect Road

Hungerford, Berkshire, RG17 0JL

Guide Price £435,000

Approximately 0.5 Miles to Hungerford
Railway Station

Approximately 8.8 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Semi-Detached House
- Three Floors
- Sitting Room
- Dining Room
- Kitchen
- Shower/Cloakroom
- Three Bedrooms
- Two En-Suite Shower/
Bathrooms
- Attractive Garden
- Gas Central Heating
- Driveway Parking
- Situated on a Highly Desirable
Residential Street
- Glorious Views Overlooking
Hungerford



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

This lovely character house is situated in a quiet side street just ten minutes walk from Hungerford High Street.

The accommodation includes a bright and airy Sitting Room with a large bay window to the front and a fireplace housing a wood burner. There is also a well proportioned Dining Room which leads through to a high quality Kitchen with painted finish cabinets complimented by woodblock work surfaces. A useful Shower Room/W.C completes the ground floor.

Upstairs, there are three generous Bedrooms two of which are served by En-Suite Bath/Shower Rooms. From the top floor there are glorious far reaching views across the town towards the countryside beyond. Gas central heating and beautifully maintained sash windows add to the comfort of this well kept period house.

Outside

To the front of the house there is a double width driveway providing valuable off street parking for two cars.

The garden extends to the side and rear of the property and is laid mostly to lawn, interspersed with mature flower and shrub borders.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Services

Mains Electricity
Mains Gas
Mains Water & Drainage

Council Tax Band: D

What 3 Words Location: ///micro.takeovers.hammocks

26 Prospect Road



Total Area: 91.9 m² ... 990 ft²

All measurements are approximate and for display purposes only

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