

**10 OAKES COURT  
HUNGERFORD**



# 10 Oakes Court

Hungerford, Berkshire, RG17 0JW

£325,000

Approximately 0.4 Miles to Hungerford  
Railway Station

Approximately 8.8 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Terraced House
- Situated in an Exclusive Mews  
Style Development
- Entrance Hall
- Cloakroom/W.C.
- Living/Dining Room
- Superb Re Fitted Kitchen
- Two Bedrooms
- Sumptuous Bathroom
- Double Glazing
- Gas Central Heating
- Pretty Garden
- Two Private Parking Spaces



## 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 modern house quietly situated in an exclusive mews style development just ten minutes walk from the town centre.

This well designed home includes a bright and airy double aspect Living room with French doors opening onto the rear garden. The Kitchen has been beautifully re-fitted and now boasts painted finish cabinets and woodblock work surfaces complimented by integrated appliances and attractive tiled surrounds.

A Cloakroom/W.C. and small entrance hall complete the ground floor.

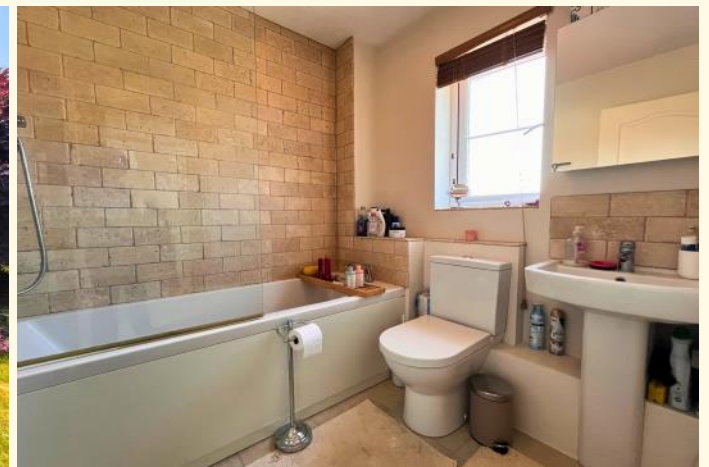
Upstairs, there are two generous sized Bedrooms served by a sumptuous Bathroom which includes a rain shower above the bath.

Double glazing and gas central heating keep this home warm and energy efficient.

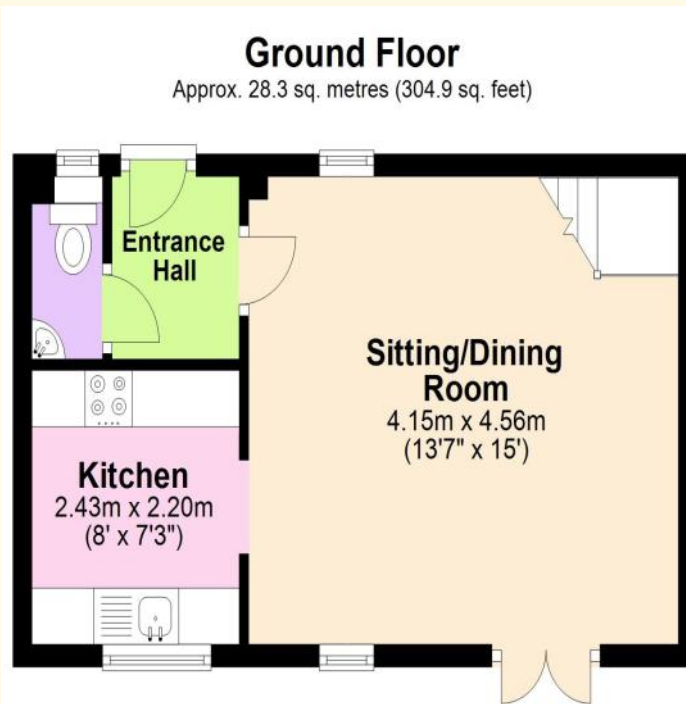
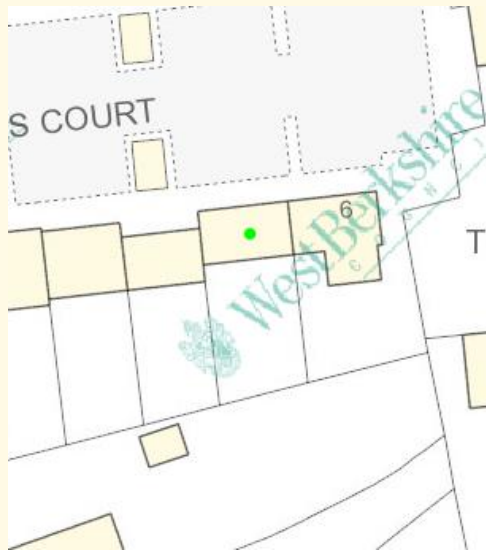
### **Outside**

The pretty rear garden enjoys a sunny aspect and includes a wide paved patio rising to a well tended lawn flanked by established plants and shrubs.

To the front of the house there are two private parking spaces in the courtyard.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### Services

Mains Water & Drainage  
Mains Gas  
Mains Electricity

Council Tax Band: C

What 3 Words Location: ///powering.hammer.teachers

Total area: approx. 56.9 sq. metres (612.6 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.

## 10 Oakes Court, Hungerford

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