

**2 RAILWAY MEWS  
HUNGERFORD**



**Marshall**  
Estate Agents

## 2 Railway Mews

Hungerford, Berkshire, RG17 0WH

£375,000

Approximately 0.2 Miles to Hungerford High Street, 8.6 Miles to Newbury & 3.5 Miles to M4 J14

- Freehold
- Brand New House
- Mid Terraced
- 10 Years New Build Warranty
- High Specification
- Finished and Ready For Occupation
- Three Floors
- Entrance Hall
- Cloakroom/W.C.
- Living Area
- Superb Kitchen With Integrated Bosch Appliances
- Three Bedrooms
- Hansgrohe En-Suite Shower Room
- Hansgrohe Family Bathroom
- Air Source Heat Pump
- Double Glazing
- Neat Low Maintenance Garden
- Two Private Parking Spaces
- Located Close To Town And the Railway Station



### 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 fabulous brand new town house in central Hungerford.

This lovely new home is arranged over three floors and is ready for immediate occupation.

On the ground floor there is a bright and airy open plan Living area with French doors opening onto the garden. The Living area leads into a superbly appointed Kitchen which boasts integrated Bosch appliances and sleek cabinets and work surfaces. A cloakroom /W.C. completes the ground floor.

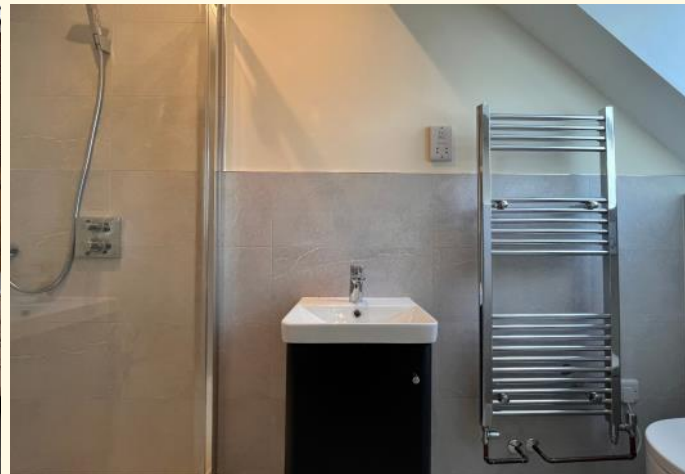
Upstairs there are two Bedrooms and a Hansgrohe family Bathroom on the first floor and the generously sized principal Bedroom occupies the entire top floor and benefits from a luxurious Hansgrohe en-suite shower room.

Air source heat central heating and double glazing keep this new home warm and energy efficient.

## **Outside**

There is a small lawn to the front and two private parking spaces opposite.

To the rear there is a small easily managed garden with a patio and lawn.







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

Services

Mains Water & Drainage  
 Mains Electricity  
 Air Source Heat Pump

Council Tax Band: D

What 3 Words Location: [///travel.peanut.collapsed](http://travel.peanut.collapsed)



**01488 686867**

[www.marshallestateagents.co.uk](http://www.marshallestateagents.co.uk)  
[sales@marshallestateagents.co.uk](mailto:sales@marshallestateagents.co.uk)  
 19 High Street  
 Hungerford, Berkshire, RG17 0NL

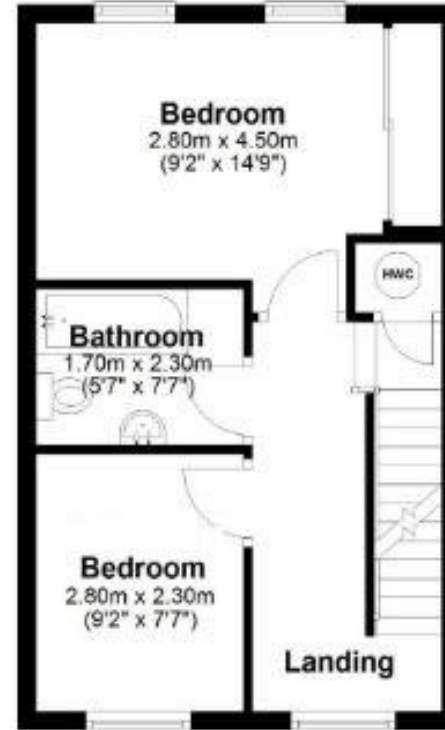
**Ground Floor**

Approx. 33.8 sq. metres (363.3 sq. feet)



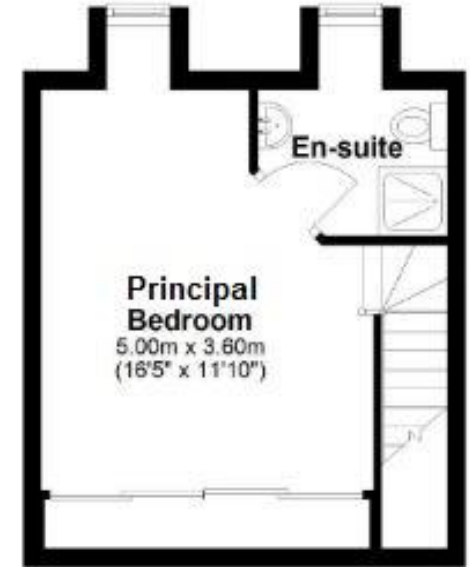
**First Floor**

Approx. 33.8 sq. metres (363.3 sq. feet)



**Second Floor**

Approx. 23.5 sq. metres (252.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 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.

**2 Railway Mews, Station Road, Hungerford**

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