



3 Lynchets View Upper Lambourn Berkshire RG17 8QR

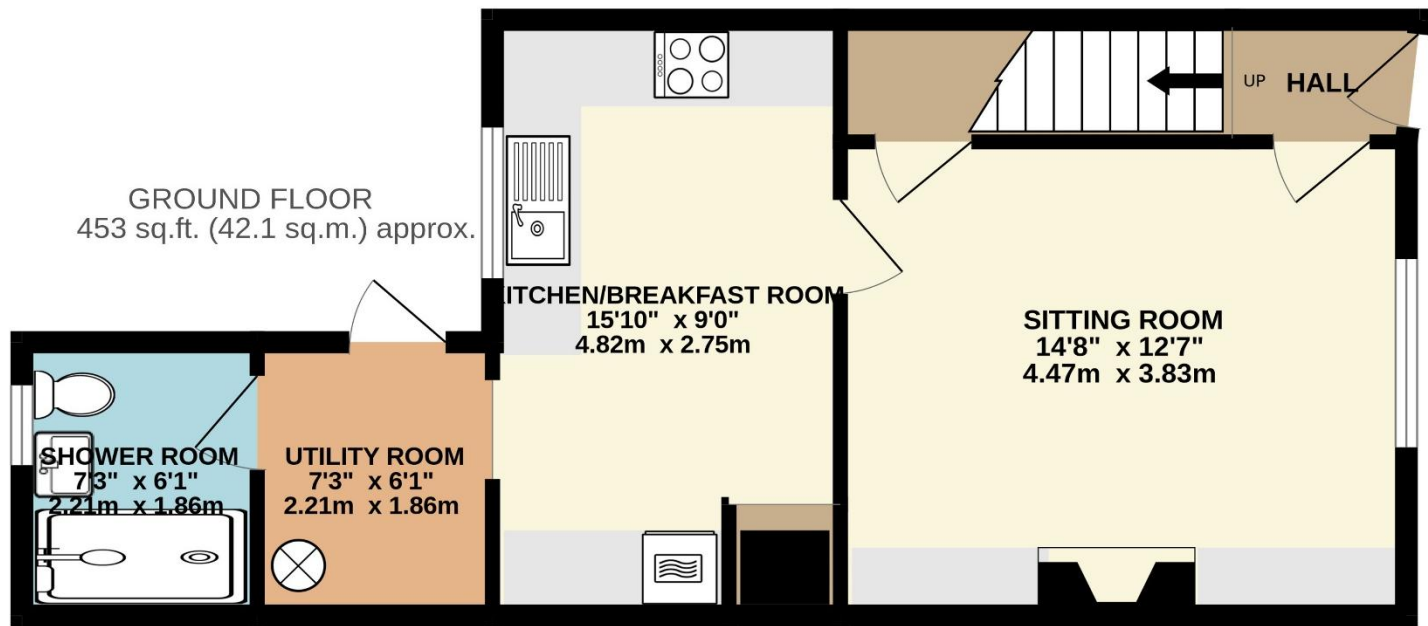
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Price Guide £300,000 Freehold

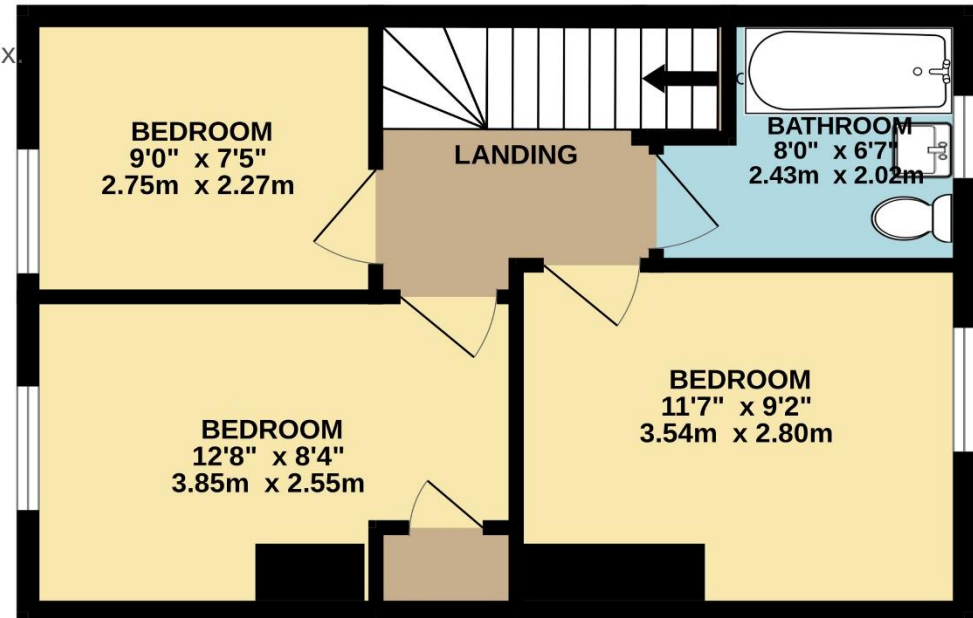
An attractive character mid-terraced home that has been extensively modernised by the present owners and is being offered in immaculate decorative order throughout. Boasting a fabulous refitted Kitchen/Breakfast Room. Ground-floor shower Room and brand-new bathroom. Comprising an Entrance Lobby, Sitting Room with fireplace, Kitchen/Breakfast Room, Utility Room housing the hot water tank, which complements the new air-source heating system. Ground floor Shower Room. The first floor comprises three generous Bedrooms, a landing and a new Bathroom. UPVC Double Glazing. Outside to the front is off-road parking with a gravel driveway, and the rear of the property enjoys a mature established garden laid mainly to lawn. The front of the property enjoys panoramic, unspoilt views. Easy access to Lambourn village centre and a short drive to M4 Junction 14, only 7 miles away.

Directions: Leave Lambourn Market Square, turning right onto Parsonage Lane, which then leads onto the B4000 Upper Lambourn Road towards Ashbury. Continue along this road, passing the turning for Upper Lambourn village. The property will be found on the right-hand side. Just before the Weathercock House and Stables.





1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C £2232.45 pa

Nearest Bus stop: St Lukes Church 0.1 km

Nearest Train station: Hungerford 14.0 km

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

