



# 17 The Croft

Hungerford, Berkshire, RG17 0HY



# A two bedroom cottage bursting with character situated in The Croft, a particularly prestigious part of Hungerford.

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Bursting with character | Entrance porch | Living room with open fire | Kitchen/Breakfast room | Utility space

Ground floor bathroom with separate shower and bath | Two double bedrooms | Gas central heating | Sash windows

Large detached garden | Workshop/Home office with power

Guide Price £350,000

## SITUATION

The property is conveniently situated a stone's through from Hungerford High Street and close to the railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington). Junction 14 of the M4 is some three miles north of the town.

## DESCRIPTION

Accommodation comprises useful entrance porch, living room with open fire, kitchen/breakfast room, utility area and downstairs bathroom with separate shower and bath. Upstairs

there are two double bedrooms. The property has gas central heating and pretty sash windows.

The garden is to the front of the property and has a large workshop/home office with power and a decking area.

The property is bursting with character, from pretty fireplaces to sash windows and viewing is strongly recommended.

## COUNCIL TAX

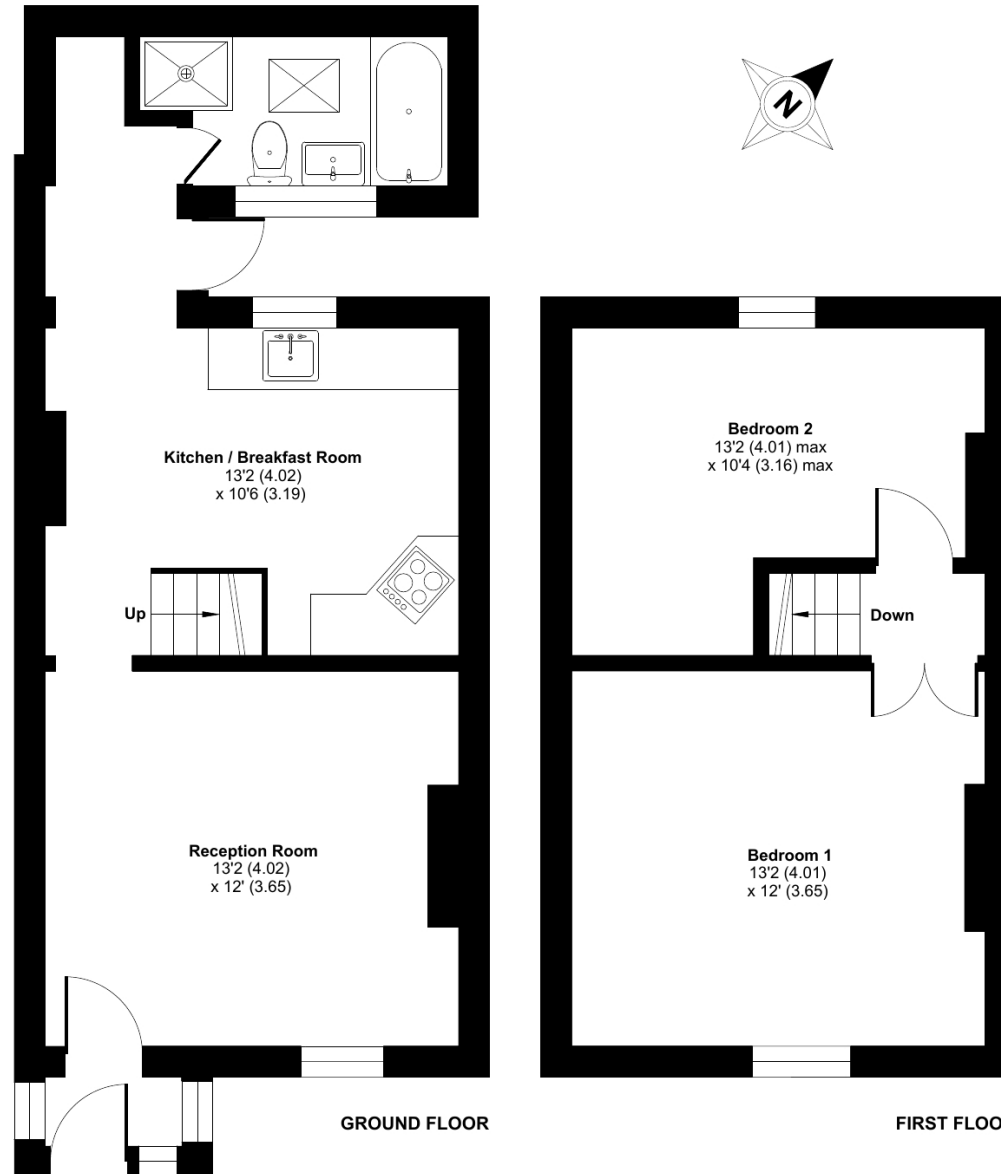
Band C – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

# The Croft, Hungerford, RG17

Approximate Area = 697 sq ft / 64.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © r Produced for Nye & Co Hungerford Ltd. REF: 1477392

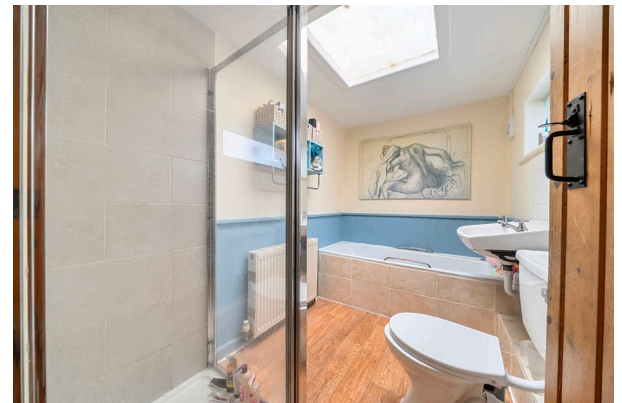
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