

**25b PARK STREET
HUNGERFORD**



25b Park Street

Hungerford, Berkshire, RG17 0EF

Guide Price £350,000

Approximately 0.2 Miles to Hungerford Railway Station

Approximately 8.3 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Semi-Detached House
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Pretty Garden
- Garage
- Close To Portdown Common
- Currently let on an assured shorthold tenancy
please ask agent for details



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 well designed semi-detached house located just a stones throw from Hungerford Portdown Common yet only five minutes walk from the Railway Station.

The accommodation includes a Sitting room which leads through a Dining area and in turn the Kitchen.

Upstairs, there are three Bedrooms served by a separate Bathroom.

The house benefits from gas central heating and double glazing.

Please note the property is currently let on an assured shorthold tenancy.

Outside

There are neatly tended gardens to both the front and rear. There is a single garage located behind the rear garden.

Photos of nearby Hungerford Portdown Common





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Services

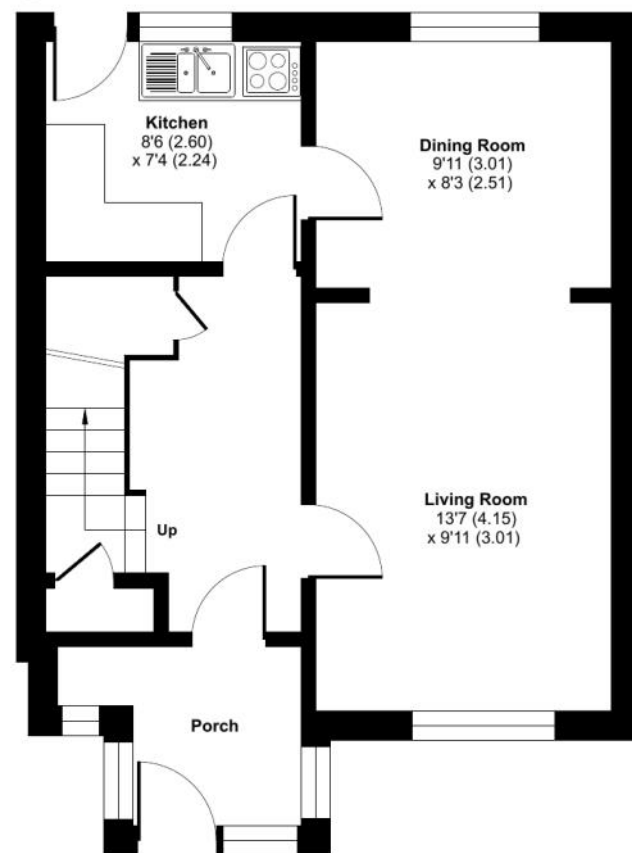
Mains Gas

Mains Water & Drainage

Mains Electricity

Council Tax Band: D

What 3 Words Location: ///supplier.musically.beaks



GROUND FLOOR

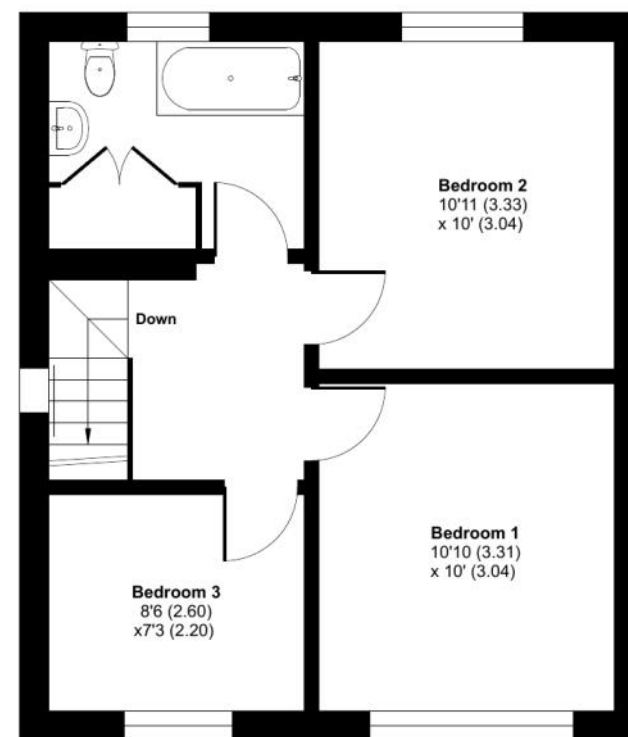


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Marshall Estate Agents Ltd. REF: 1388092

Park Street, Hungerford, RG17

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



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