



 Nye & Co  
01488 683334  
www.nyeandco.co.uk  
FOR SALE

21 Aldbourn Close  
Hungerford, Berkshire, RG17 0SQ

 Nye & Co  
RESIDENTIAL SALES & LETTINGS

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# A well presented three bedroom detached house with garage situated in a sought after position within walking distance of Hungerford High Street and railway station.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Downstairs cloakroom | Modern kitchen with gas hob | Living/dining room | Conservatory with doors onto the garden  
Large master bedroom with fitted wardrobes | Double bedroom with fitted wardrobe | Single bedroom | Family bathroom with shower  
Gas central heating | Double glazing | Garage | Driveway parking | Side access to east facing rear garden | Sold with no onward chain

Price £475,000

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## SITUATION

The property is situated in a highly desirable close, only a short walk from Hungerford High Street and 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) with Crossrail links from Reading. Junction 14 of the M4 is some three miles north of the town.

## DESCRIPTION

A lovely detached three bedroom house with garage situated in the sought after Aldbourne Close. Accommodation comprises entrance hall with downstairs cloakroom, modern kitchen with gas hob,

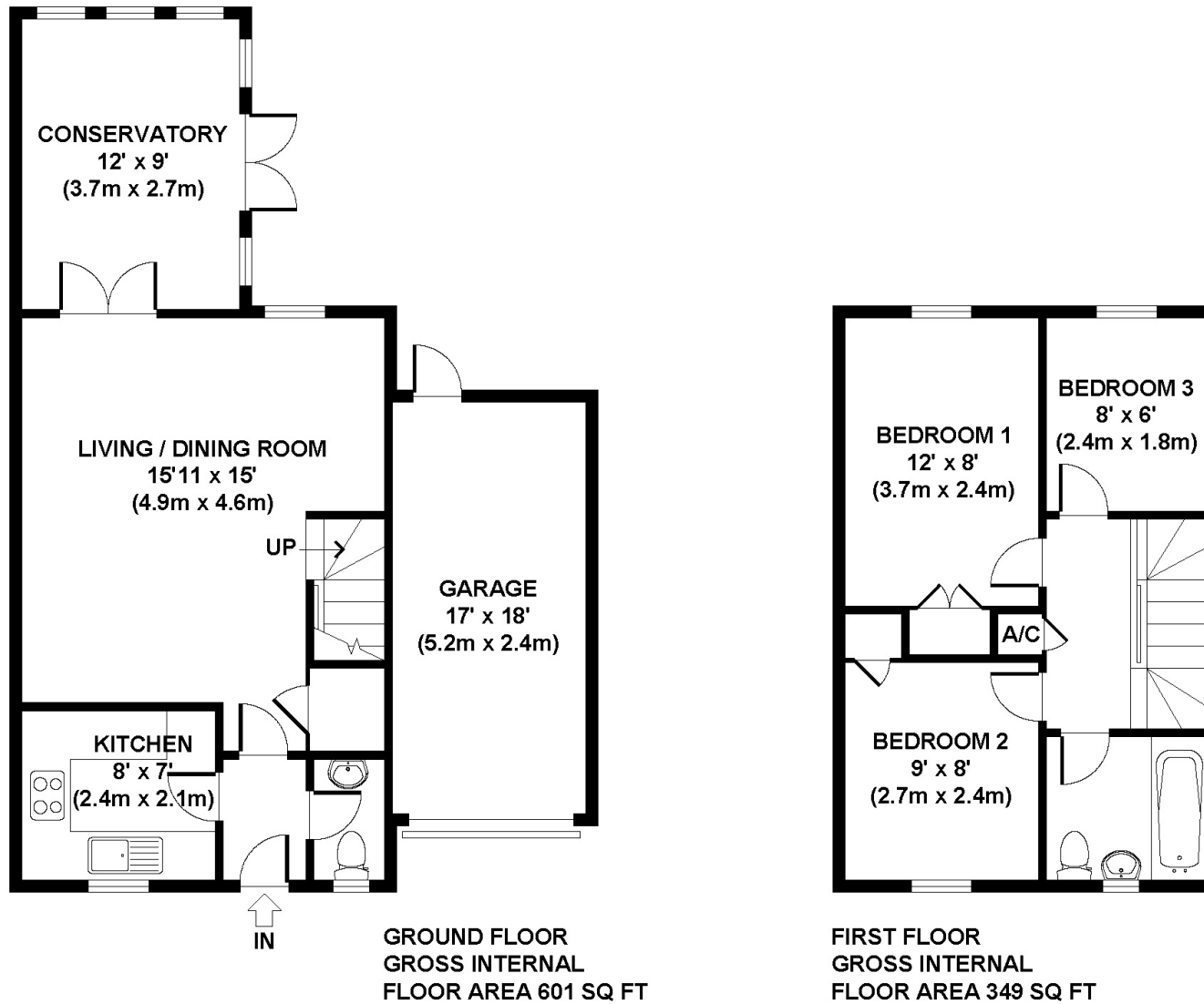
large living/dining room and conservatory with doors onto the garden. Upstairs there is a master bedroom with fitted wardrobes, double bedroom with fitted wardrobes, single bedroom and family bathroom with shower over the bath. The property has gas central heating and UPVC double glazing. Outside there is driveway parking, garage with power and side access to the sunny east facing rear garden with patio, lawn and decking.

The property is being sold with no onward chain and viewing is strongly recommended.

## COUNCIL TAX

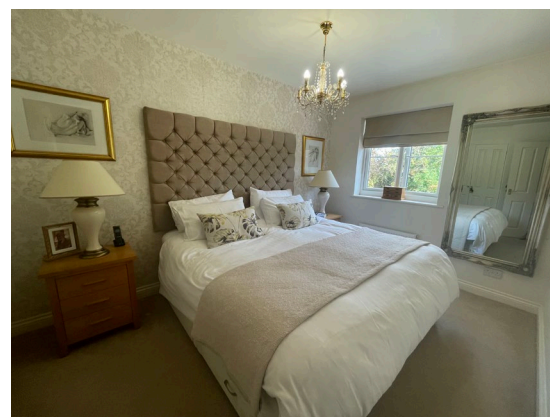
Council Tax – Band D West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**APPROX. GROSS INTERNAL FLOOR AREA 950 SQ FT / 88 SQ M**  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.  
 Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

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