

**STEP-UP COTTAGE
HUNGERFORD**



Marshall
Estate Agents

Step-Up Cottage

Smitham Bridge Road, Hungerford, Berkshire, RG17 0QP

£400,000

Approximately 0.7 Miles to Hungerford
Railway Station

Approximately 9 Miles to Newbury

Approximately 3.6 Miles to M4 J14

- Freehold
- End Terrace Cottage
- Entrance Hall
- Cloakroom/W.C.
- Study
- Living/Dining Room
- Kitchen
- Three Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Pretty Garden
- Driveway Parking at Rear
- Close to Freemans Marsh



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 beautifully maintained end of terrace cottage occupying a nice location just five minutes' walk from Freemans Marsh and approximately ten minutes' walk from the High Street.

This lovely home includes a bright and airy double aspect living/dining room, a well-appointed kitchen, a study and a cloakroom/W.C.

Upstairs, there are three comfortable bedrooms served by a recently upgraded shower room.

Gas central heating and double glazing are the finishing touch to this very special home.

Outside

There is a pretty garden to the front and an attractive south facing garden at the rear with double gates opening onto a driveway/parking area which is approached from Chilton Way.

Note:

Please note there are some light industrial units close by.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Services

- Mains Gas
- Mains Electricity
- Mains Water & Drainage

Council Tax Band: C

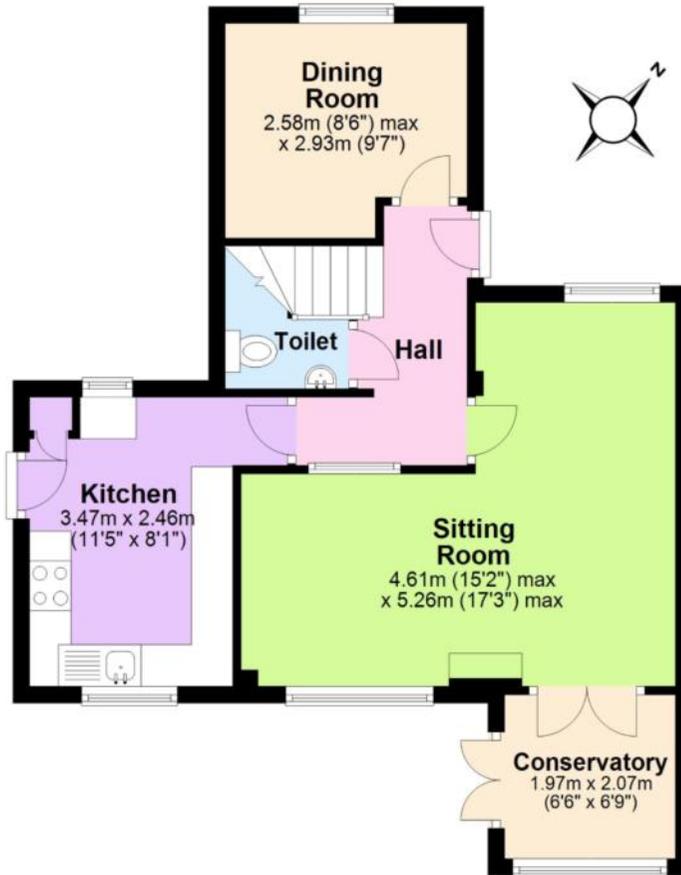
What 3 Words Location: ///reputable.denser.fits

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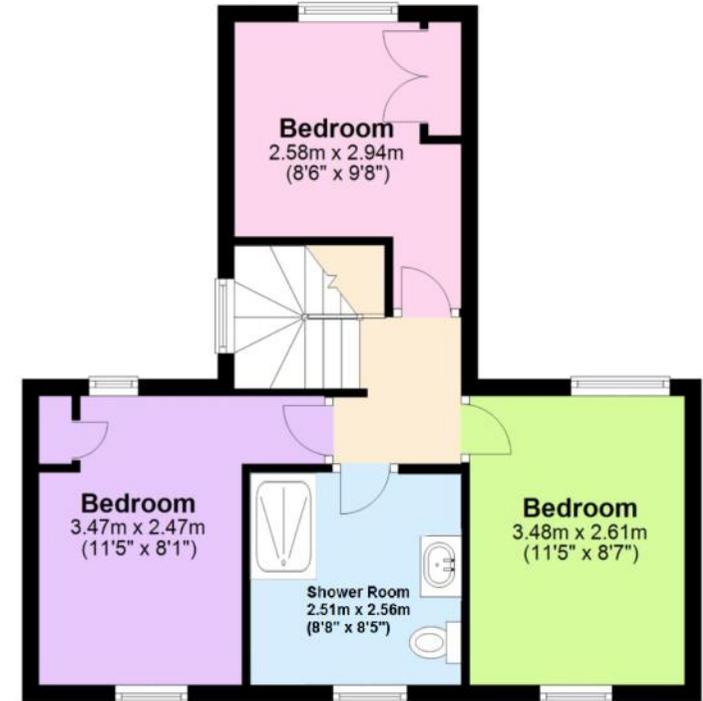
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Ground Floor
 Approx. 47.5 sq. metres (511.7 sq. feet)



First Floor
 Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 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.

Step-Up Cottage, Smitham Bridge Road, Hungerford

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