



46 Chilton Way,
Hungerford, Berkshire, RG17 0JF



Nye & Co

RESIDENTIAL SALES & LETTINGS

A five-bedroom, two bathroom end terraced house with beautiful views over rolling countryside, situated within walking distance of Hungerford High Street.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Downstairs cloakroom | Kitchen/Breakfast room | Living room with patio doors onto the veranda

Master bedroom on top floor with en-suite shower room and dressing area | Four further bedrooms | Family bathroom with shower and bath

Gas central heating | UPVC double glazing | Side access to rear staggered garden with patio and lawn | Garage | Parking space for one car

Price £425,000

SITUATION

The property is conveniently situated a within walking distance of 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). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

A five bedroom end terrace house with beautiful far reaching views. Accommodation comprises entrance hall with downstairs cloakroom, kitchen/breakfast room and living room with doors onto a veranda. On the first floor there are four bedrooms and a

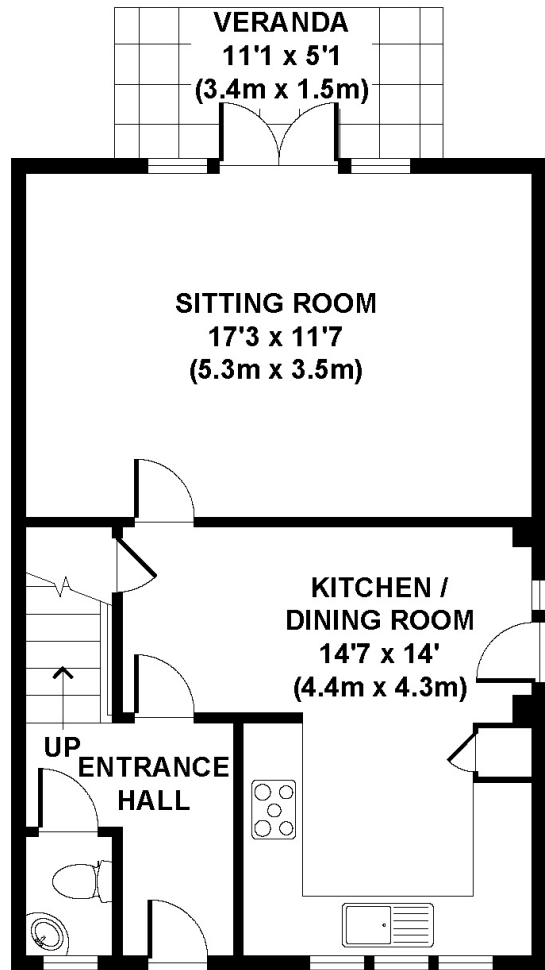
modern bathroom with stand alone bath and separate walk-in shower. On the top floor there is a fantastic master bedroom with dressing area, beautiful views and en-suite shower room. The property has gas central heating and UPVC double glazing.

There is side access to the rear staggered garden with patio area and lawn. To the rear of the garden there is a garage and a driveway to the side of that for additional parking.

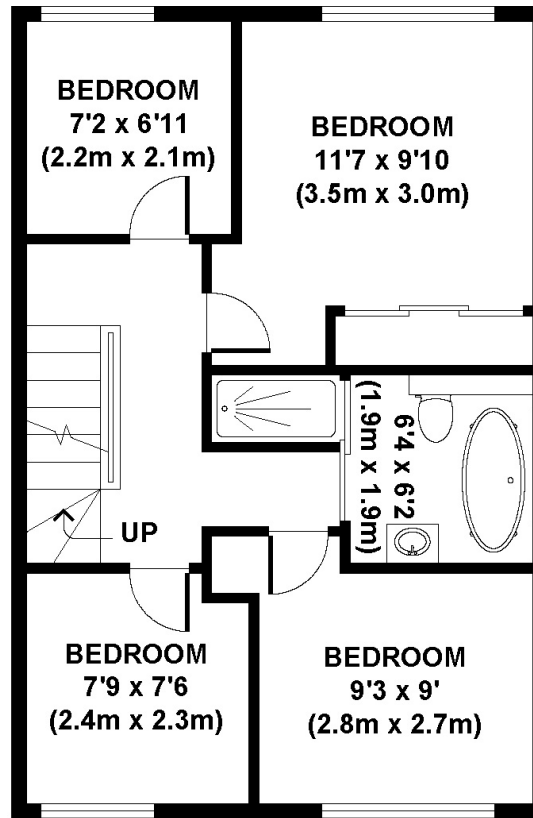
The property is being sold with no onward chain.

Council tax Band D – West Berkshire

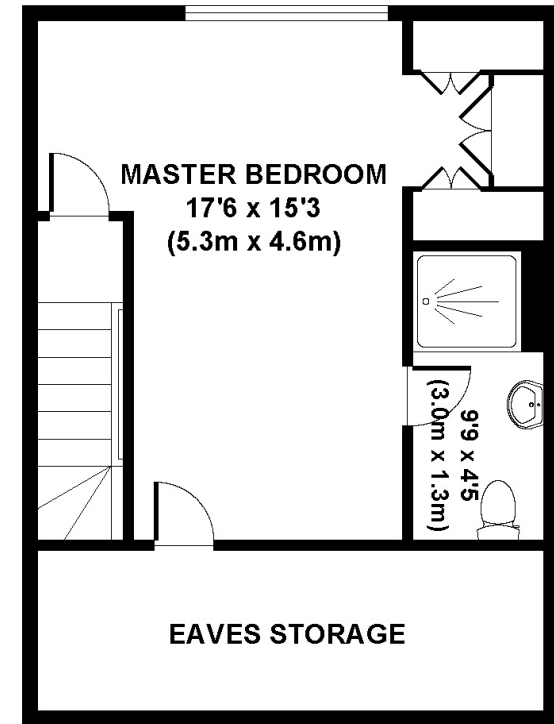
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 451 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 451 SQ FT**



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 395 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 1297 SQ FT / 121 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

Whilst we at **Nye & Co** estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey.



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