



79 High Street

Hungerford, Berkshire, RG17 0NA



Nye & Co

RESIDENTIAL SALES & LETTINGS

A newly renovated three bedroom character property conveniently situated on Hungerford High Street.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Dining room with open fireplace | Living room with gas fire | Newly fitted kitchen | Downstairs cloakroom
Master bedroom with fitted wardrobes | Two further good size bedrooms | Newly fitted shower room
Gas central heating | Double glazing | Large garden (approximately 100' in length)

Offers in excess of £400,000

SITUATION

The property is conveniently situated on Hungerford's pretty tree-lined High Street and is a short walk 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

The property has recently been renovated throughout and provides a lovely mixture of modern touches with character charm. Accommodation comprises entrance hall, dining room

with open fireplace, living room with gas fire, a beautiful newly fitted kitchen with back door onto the garden and downstairs cloakroom.

Upstairs there is a master bedroom with fitted wardrobes, two further good size bedrooms and newly fitted shower room.

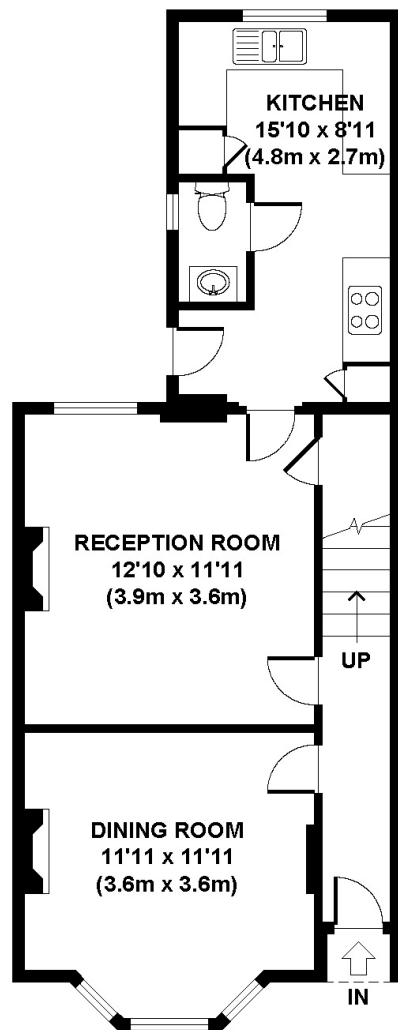
The property has gas central heating with a newly installed gas combi boiler and UPVC double glazing.

A particular feature of the property is the large garden (approximately 100' in length). With patio and lawn. There is a shared access path which leads onto the High Street.

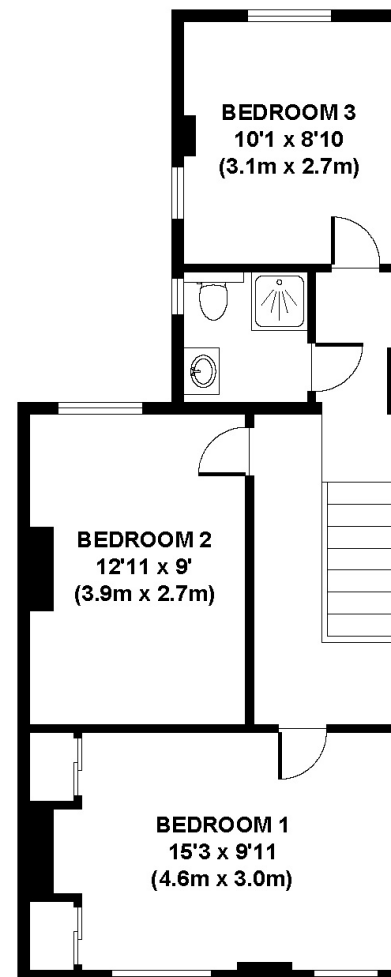
COUNCIL TAX

Band D – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 512 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 509 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1021 SQ FT / 95 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



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