

**7 LANCASTER CLOSE
HUNGERFORD**



7 Lancaster Close Hungerford, Berkshire, RG17 0DE

Guide Price £315,000

Approximately 0.8 Miles to Hungerford
Railway Station

Approximately 9.2 Miles to Newbury

Approximately 4 Miles to M4 J14

- Freehold
- Terraced House
- Pedestrianised Location
Overlooking a Green
- Kitchen
- Sitting/Dining Room
- Cloakroom/W.C.
- Three Bedrooms
- Family Bathroom
- Pretty Rear Garden
- Low Maintenance Front Garden
- Gas Central Heating
- Double Glazing



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, a building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

A wonderful family home situated in a popular residential area.

The accommodation includes an entrance hall, a Kitchen with wooden cabinetry and integrated oven and hob, a spacious Sitting/Dining room with patio doors leading out into the rear garden and a Cloakroom/W.C. that completes the ground floor.

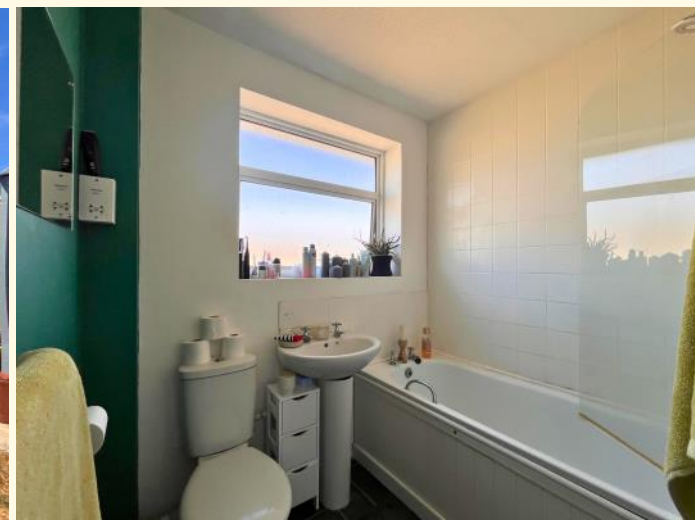
Upstairs, there is the family Bathroom with a shower above the bath and three comfortable Bedrooms with two of the Bedrooms benefiting from built in storage space.

Gas central heating and double glazing keep this home energy efficient.

Outside

To the front of the property there is a low maintenance garden with a path leading to the porch area with storage space.

To the rear there is a patio area that runs the length of the house, the garden is mostly laid to lawn and has a further patio area and a garden shed.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

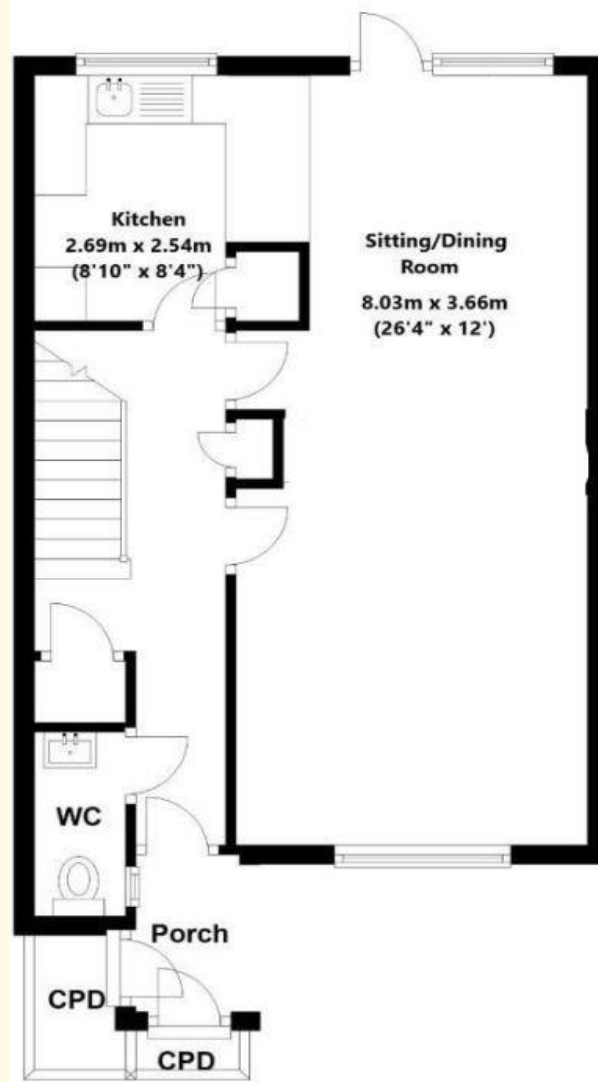
Services

Mains Electricity
Mains Water & Drainage
Mains Gas

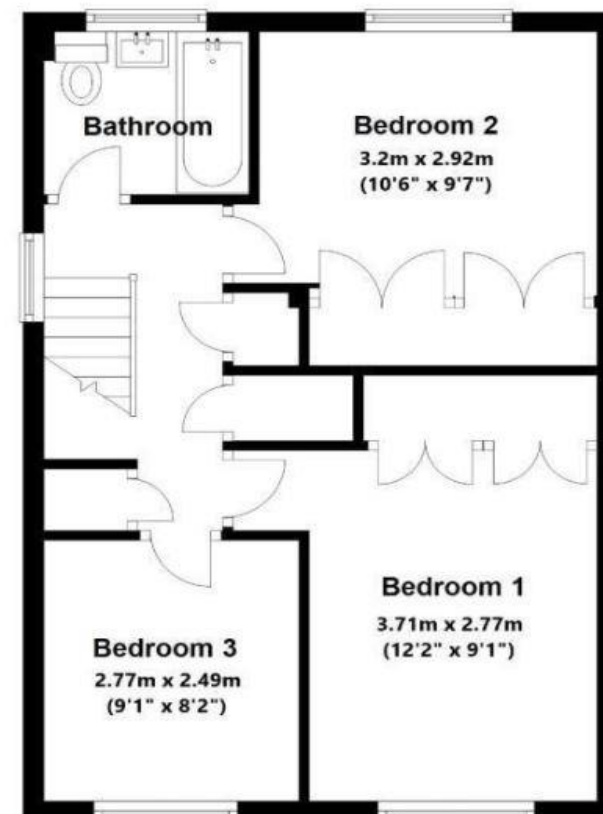
Council Tax Band: D

What 3 Words Location: ///relay.saved.meatball

Ground Floor



First Floor



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