

**12 OXFORD STREET
HUNGERFORD**



12 Oxford Street

Eddington, Hungerford, Berkshire, RG17 0ET

£237,500

Approximately 0.7 Miles to Hungerford
Railway Station

Approximately 8.1 Miles to Newbury

Approximately 2.7 Miles to M4 J14

- Freehold
- End Terrace
- Grade II Listed Cottage
- Situated in a Pretty Hamlet on the edge of Hungerford
- Sitting room With Fireplace and Exposed Beams
- Kitchen/Breakfast Room
- Bathroom
- Two Bedrooms
- Courtyard Garden
- Gas Central Heating



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



The Property

A charming character cottage situated in a pretty Hamlet on the edge of Hungerford.

This delightful Grade II listed home includes a double aspect sitting room with exposed beams and a large red brick feature fireplace. There is also a well appointed kitchen/breakfast room with a door opening onto a private courtyard garden, the perfect spot for a little Al-fresco dining. The bathroom is fitted with a traditional style white suite and completes the ground floor accommodation.

Upstairs, there are two comfortable bedrooms both of which have space for a double bed. Subtle décor tones combine with new carpets and flooring to give this very special home a welcoming atmosphere.

Gas central heating is the finishing touch.

Outside

There is a neat low maintenance courtyard garden with a gate onto the rear passage.

A Note About The Thatch

The thatch was re-newed around 2014 and the vendors have had an estimate for renewing the ridge this year of approximately £4,380. Available on request.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Services

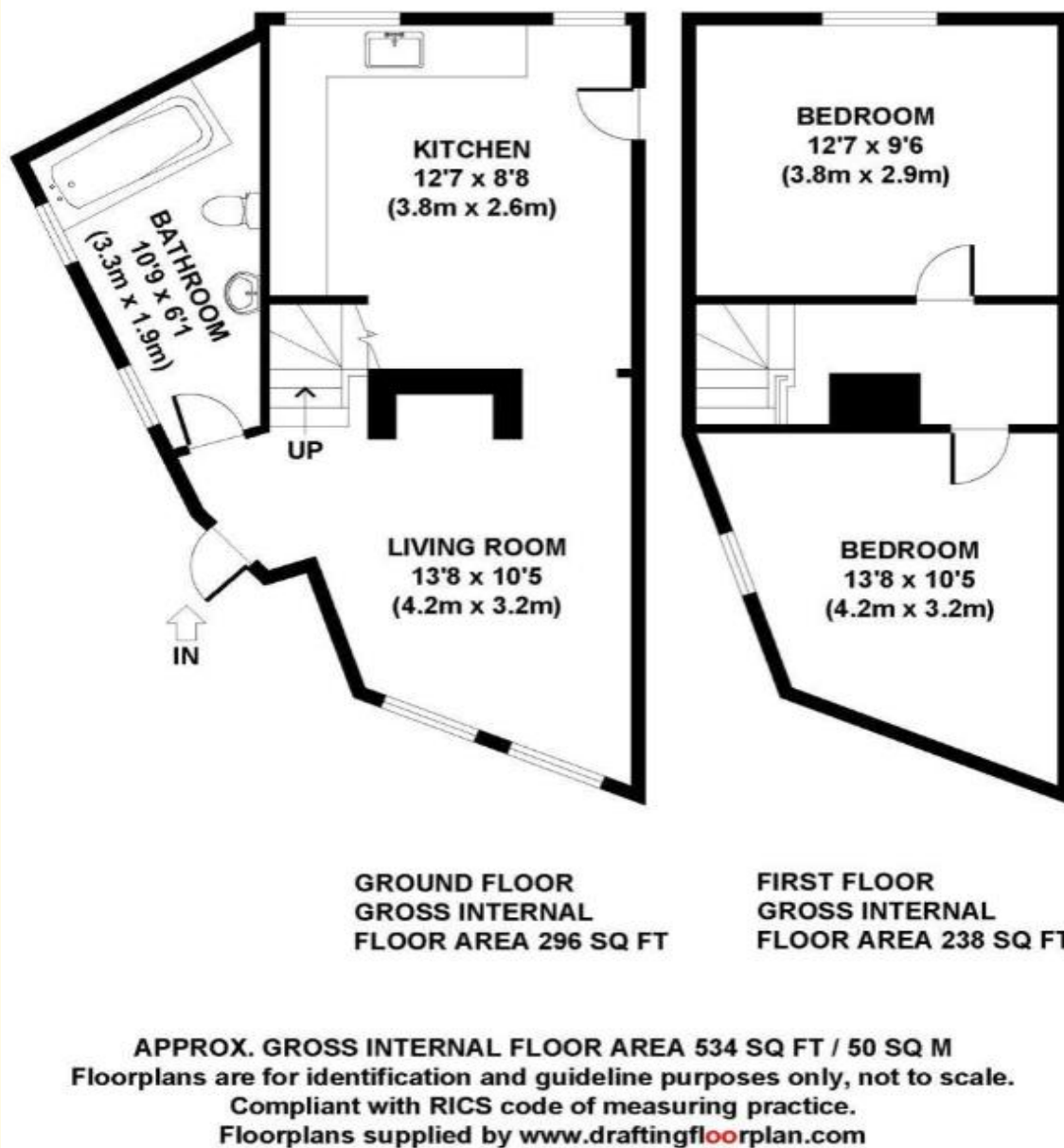
Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: C

What 3 Words Location: ///lizard.kidney.patrolled



01488 686867

www.marshallestateagents.co.uk
sales@marshallestateagents.co.uk
19 High Street
Hungerford, Berkshire, RG17 0NL

Marshall
Estate Agents

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.