



32 Baydon Road Lambourn Hungerford Berkshire RG17 8NT

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Berkshire RG17 8NT**

Price Guide £230,000 Freehold

An older-style, character mid-terrace home offering spacious accommodation over two floors, requiring modernisation and improvement. Comprising an Entrance Hall, Sitting Room, 17' Kitchen/ Breakfast Room and Cloakroom. The first floor offers Three Bedrooms and a Family Bathroom. Outside to the front is off-road parking, and the rear of the property enjoys a mature, established garden laid mainly to lawn and not overlooked, with rear pedestrian access. An easy walk to Lambourn village centre and a short drive to M4 Junction 14, only 7 miles away. Benefitting from gas-fired radiator central heating and UPVC double-glazing.

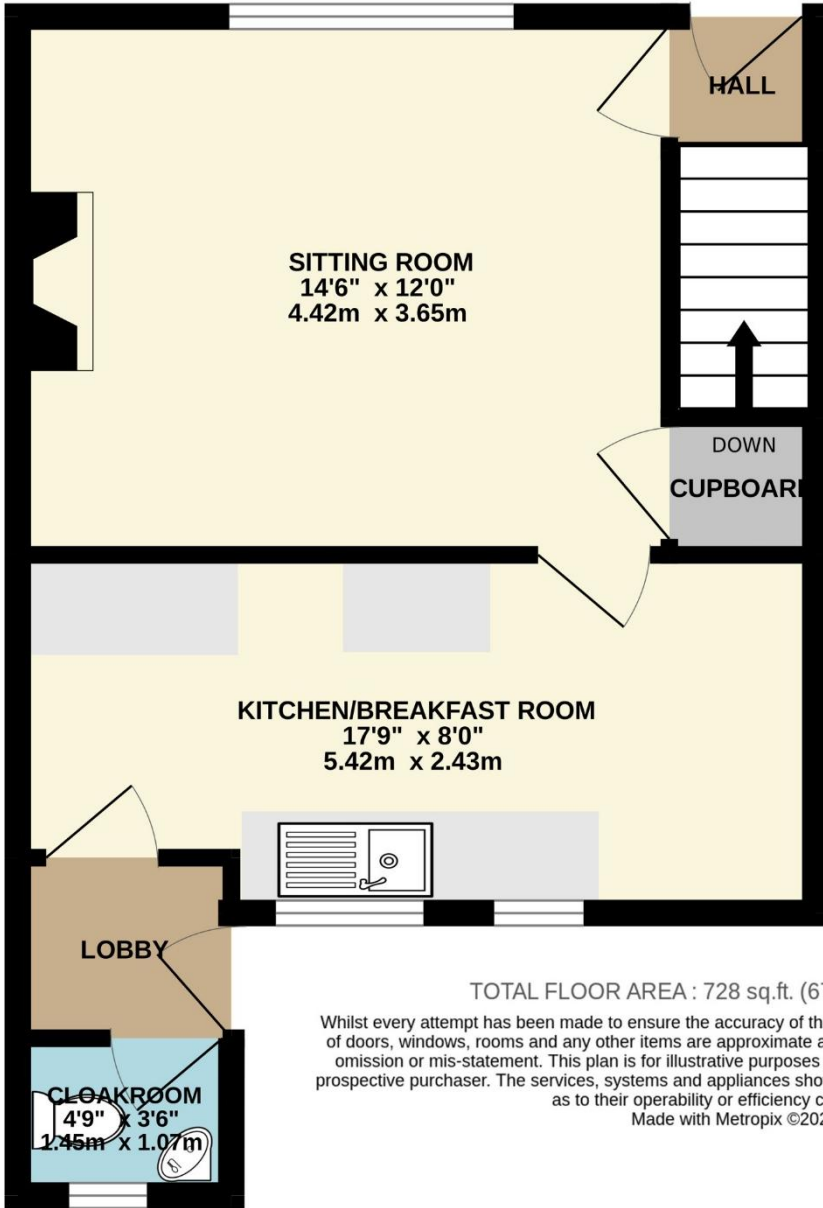
No Ongoing Chain with Vacant Possession

An Ideal First-Time Buyer Purchase

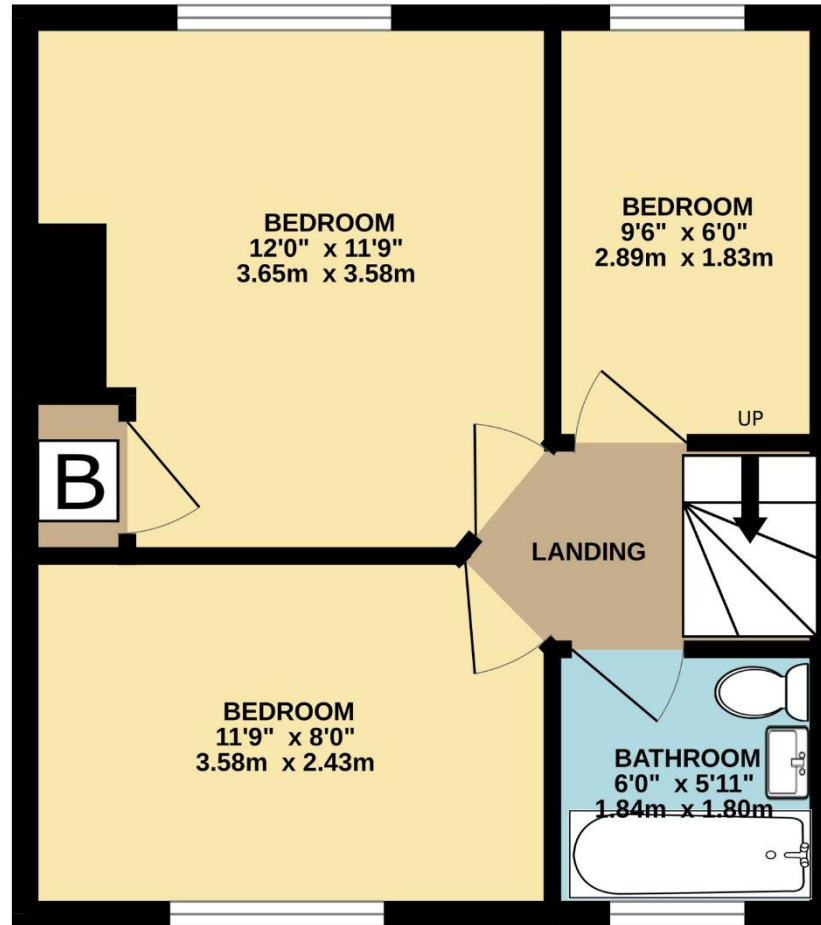
Directions: Leave Lambourn Market Square in a southerly direction onto the High Street. Proceed out of the village, then turn right into Crowle Road. Proceed to the T junction, then turn left, and the property will be found a short way along on the right-hand side.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+ | A | | |
| 1-91 | B | | 87 B |
| 9-80 | C | 72 C | |
| 5-68 | D | | |
| 9-54 | E | | |
| 1-38 | F | | |
| -20 | G | | |



Council Tax Band: C **£2232.45 pa**

Nearest Bus stop: Parsonage Lane **0.4 km**

Nearest Train station: Hungerford **12.0 km**

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

