



1 Lancaster Close,
Hungerford, Berkshire, RG17 0DE



A four bedroom, two bathroom, semi-detached house providing over 2,000 sqft of accommodation with garage and ample driveway parking.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Downstairs cloakroom | Large kitchen | Conservatory | Living room with wood burning stove

Two further reception rooms | Master bedroom with fitted wardrobes | Double bedroom with fitted wardrobes

Two further bedrooms | Two bathrooms | Side access to pretty rear garden | Garage and ample driveway parking

Guide Price £470,000

SITUATION

The property is conveniently situated 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

Accommodation comprises entrance hall, downstairs cloakroom, kitchen with pantry cupboard opening into a conservatory with doors onto the garden. There is a lovely living room with wood burning stove and doors

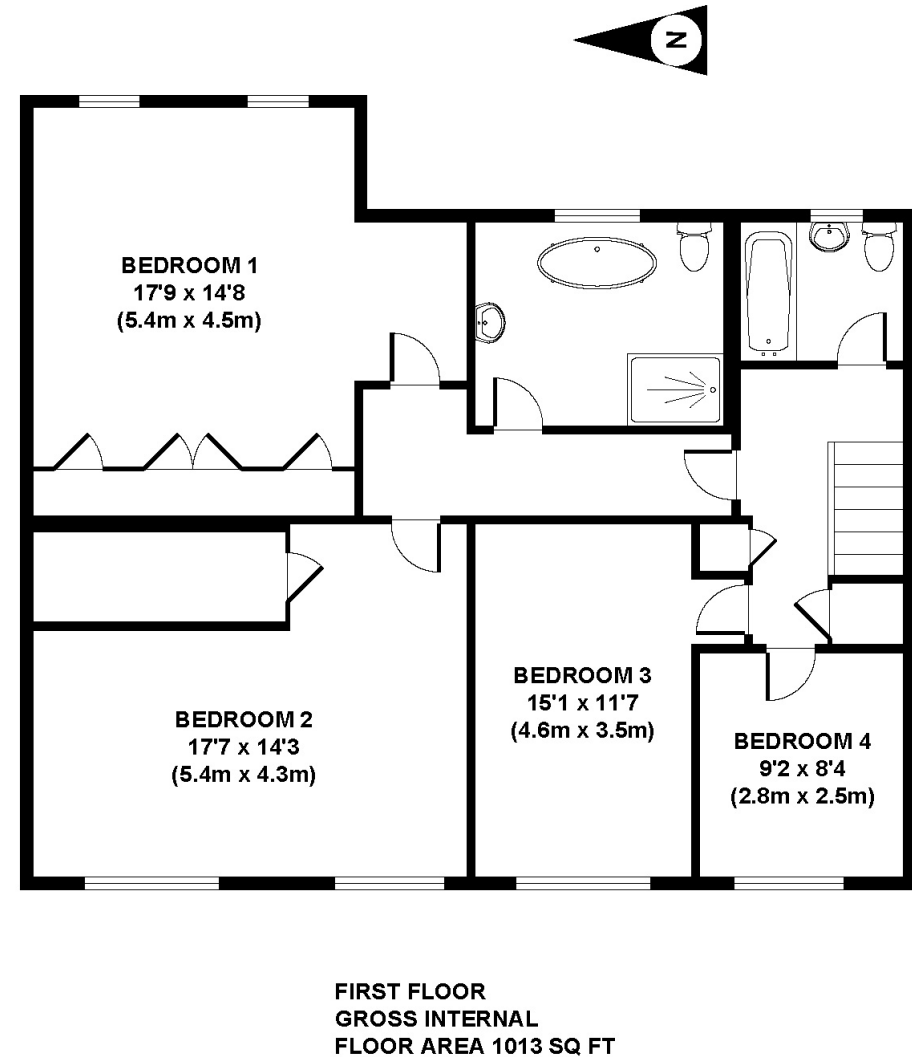
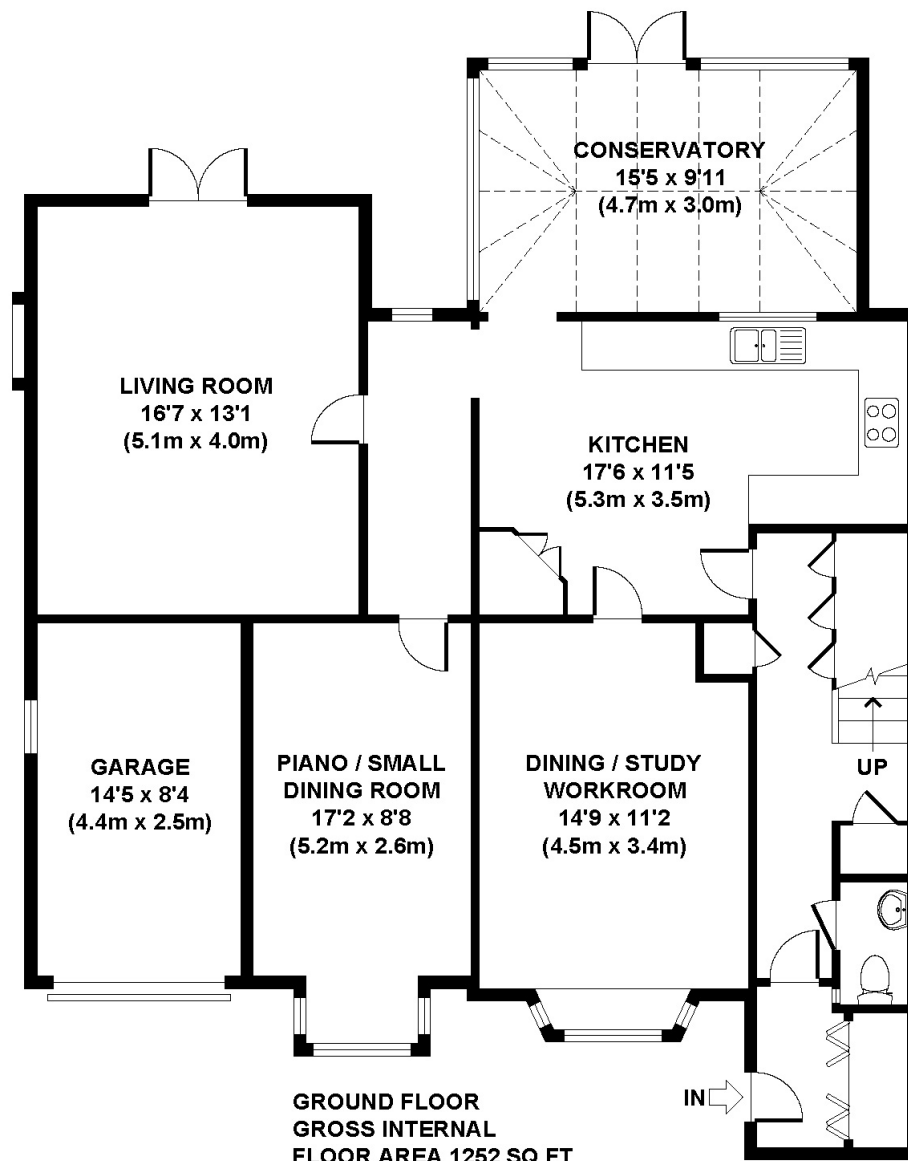
onto the garden. Two further reception rooms provide versatile accommodation which would suit a family. Upstairs there are two extremely spacious double bedrooms with fitted storage, further double bedroom, single bedroom and two bathrooms, one of which has a stand-alone bath and separate shower. The property has gas central heating and UPVC double glazing.

Outside there is side access to the pretty garden with decking, lawn, shed and summerhouse. Parking is provided by garage and large driveway.

COUNCIL TAX

Band E – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 2265 SQ FT / 211 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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