



3 The Pentlands Kintbury Hungerford Berkshire RG17 9XB

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Berkshire RG17 9XB**

Price Guide £285,000 Freehold

A modern mid terraced home located on the outskirts of the sought-after village of Kintbury. Within a five-minute walk of Kintbury Station and picturesque walks along the Kennet & Avon Canal. The village primary school, doctors' surgery, village shop and two pubs are all close by. Offering spacious accommodation over two floors. Comprising Entrance Hall, Sitting Room, Kitchen/Dining overlooking the Garden. The first floor comprises Two generous size Bedrooms and a family Bathroom. Outside to the front is a neatly lawned Garden. The rear Garden is not overlooked, mainly laid to lawn with a paved patio area and a pedestrian gate and path leading to a Garage which is located in a small block. Electric heating system and UPVC Double Glazing.

Chain complete and Viewing Highly Recommended

Directions: From the A4 Bath Road, turn onto Station Road towards Kintbury. Proceed over the railway crossing and, after a short distance, turn left into Newbury Street. At the mini roundabout, take the second exit onto Holt Road. The Pentlands is the third turning on the left and the property will be found immediately on the left.



Council Tax Band: C £2087.58 pa

Nearest Bus stop: Holt Road 0.0 km

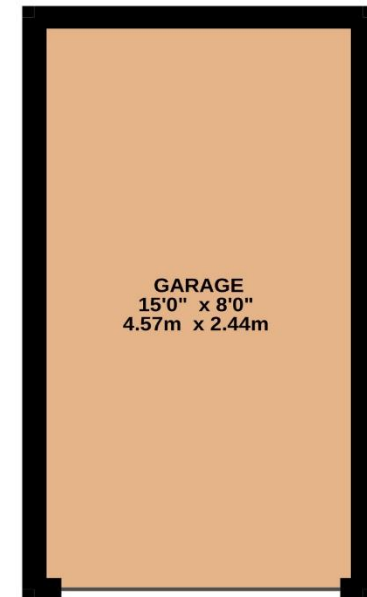
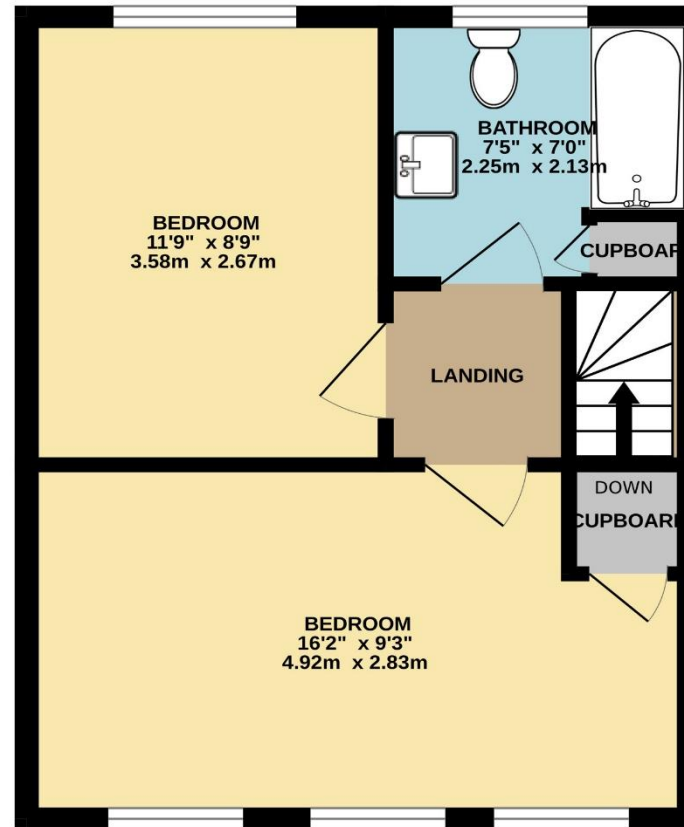
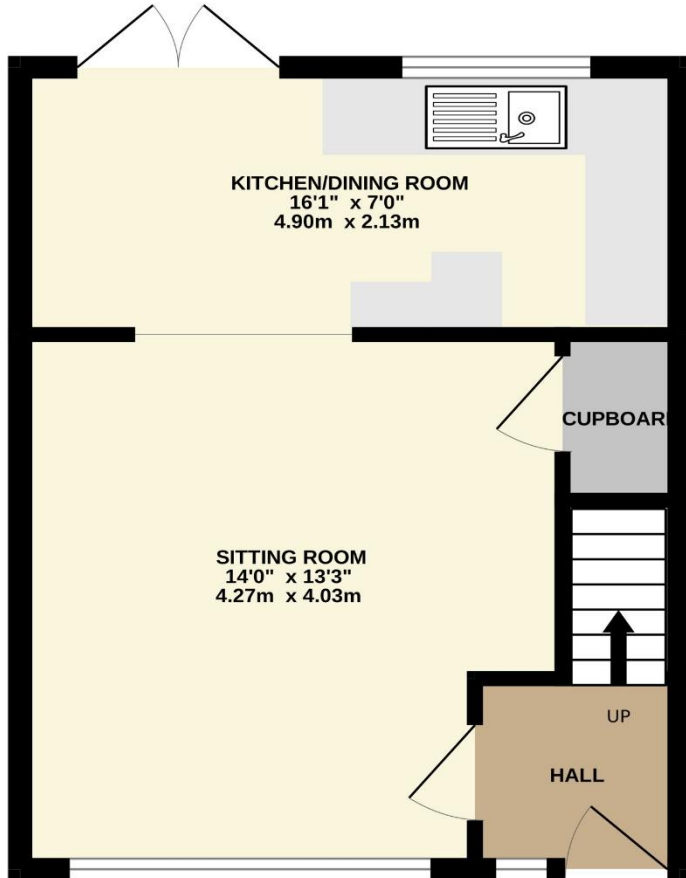
Nearest Train station: Kintbury 0.7 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

GARAGE
120 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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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

