

**13 PARK STREET
HUNGERFORD**



13 Park Street

Hungerford, Berkshire, RG17 0EF

Guide Price £340,000

Approximately 0.1 Miles to Hungerford
Railway Station

Approximately 8.4 Miles to Newbury

Approximately 3.4 Miles to M4 J14

- Freehold
- Terraced Town House
- Three Floors
- Prime Location
- No Onward Chain
- Sitting Room
- Kitchen
- Utility Room
- Two Double Bedrooms
- Third Box Room/Study
- Bathroom
- Gas Central Heating
- Garden
- Situated close to Town and the
Railway Station



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 Town House located just five minutes walk from Hungerford High Street and the Railway Station.

Arranged over three floors this well presented home includes a comfortable Sitting room, a modern Kitchen and a useful Utility room.

Upstairs, there is a double Bedroom, family Bathroom and Study/Box room on the first floor.

A further staircase rises to the principal Bedroom which occupies the entire top floor and offers far reaching views across the rooftops towards distant countryside.

Gas central heating keeps this home warm and snug and the property is offered for sale chain free.

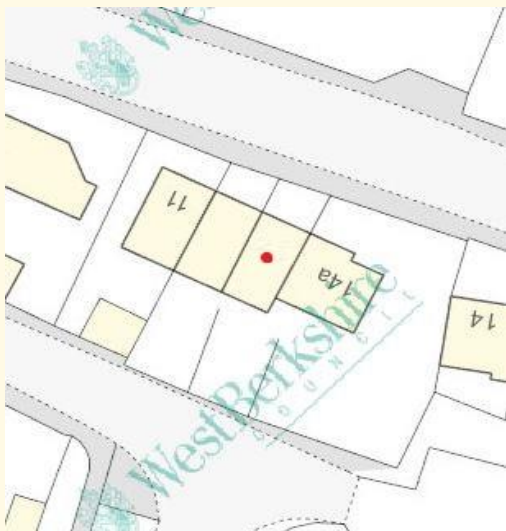
Outside

To the front there is a neatly paved garden area.

To the rear, there is a shared access pathway directly behind the cottage with steps rising to a low maintenance garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Gas

Mains Water & Drainage

Mains Electricity

Council Tax Band: C

What 3 Words Location:



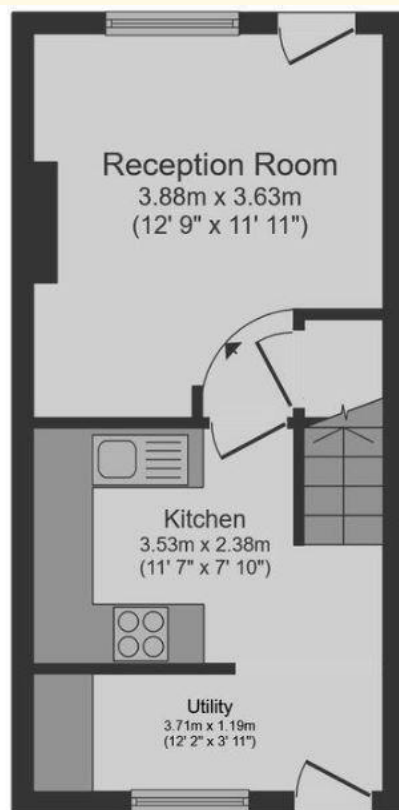
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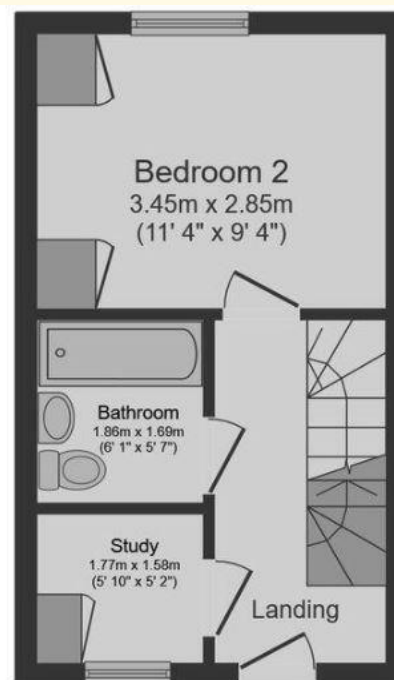
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19 High Street

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Ground Floor



First Floor



Second Floor

Total floor area 65.4 sq.m. (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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