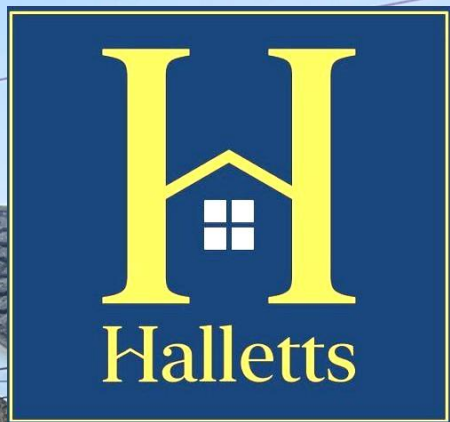




2 Lynchets View Upper Lambourn Berkshire RG17 8QR

## **2 Lynchets View Upper Lambourn Berkshire RG17 8QR**

**Guide Price £215,000 Freehold**

**An older style, character mid-terrace home offering spacious accommodation over two floors requiring complete modernisation and comprising an entrance hall, sitting room/dining room with fireplace, kitchen, utility/store and cloakroom. The first floor comprises three generous bedrooms, a landing 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. The front of the property enjoys panoramic, unspoilt views. Easy access to Lambourn village centre and a short drive to M4 Junction 14 only 7 miles away. It benefits from a recently installed air source heating and water system plus UPVC double Glazing.**

**No Ongoing Chain with Vacant Possession**

**Directions: Leave Lambourn Market Square, turning right onto Parsonage Lane, which then leads onto the B4000 Upper Lambourn Road towards Ashbury. Continue along this road, passing the turning for Upper Lambourn village. The property will be found on the right-hand side. Just before the Weathercock House and Stables.**



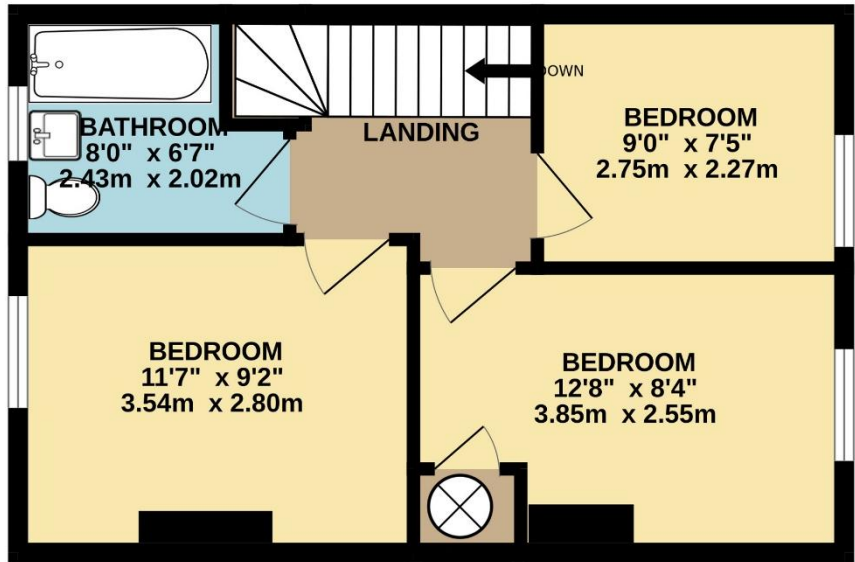
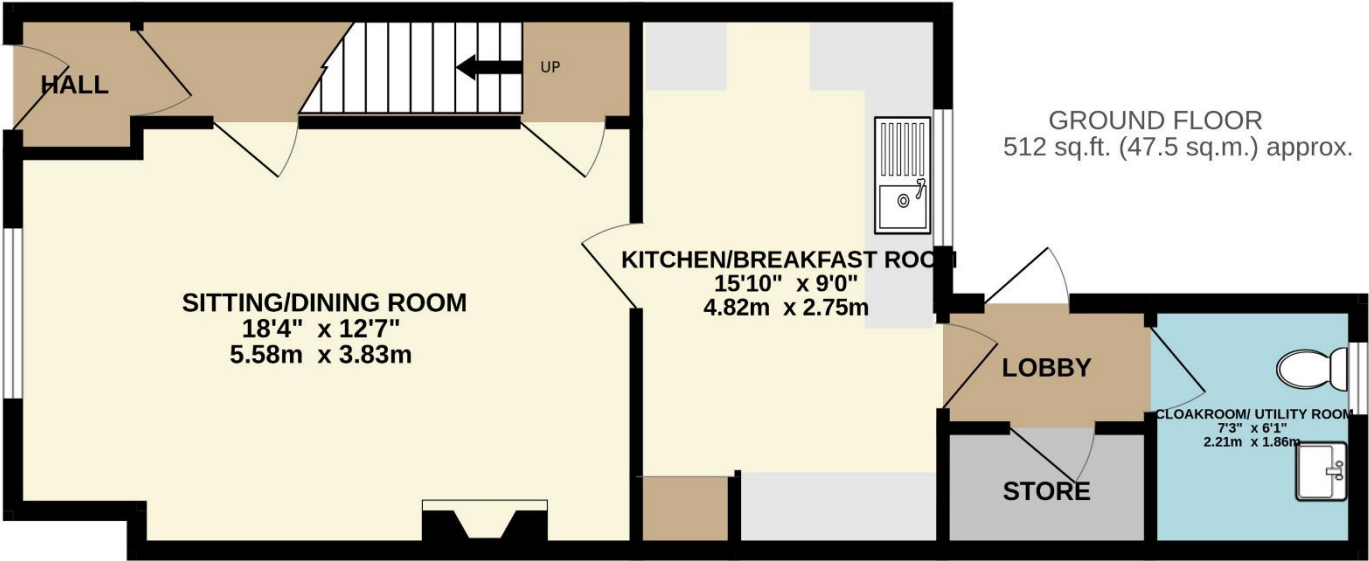


**Council Tax Band:** C      **£2232.45 pa**

**Nearest Bus stop:** St Lukes Church      **0.1 km**

**Nearest Train station:** Hungerford      **14.0 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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