

**2 POUND PIECE
HUNGERFORD**



Marshall
Estate Agents

2 Pound Piece

Hungerford, Berkshire, RG17 0QW

£399,950

Approximately 0.6 Miles to Hungerford
Railway Station

Approximately 8.7 Miles to Newbury

Approximately 3.5 Miles to M4 J14

- Freehold
- Terraced House
- Situated in an Exclusive Close
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Separate W.C.
- Gas Central Heating
- Double Glazing
- Garage
- Driveway
- Pretty Garden
- PLEASE NOTE: The Railway
Line Runs Past The Rear Garden
- No Onward Chain



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, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

A very well presented modern house situated in a private cul-de-sac just ten minutes walk from the town centre.

The property offers comfortable Living space including a generous sized Sitting room and a superb Kitchen/Dining room with French doors opening onto the rear garden. The Kitchen itself includes a comprehensive range of cabinets complimented by integrated appliances.

Upstairs, three good Bedrooms are served by a Bathroom and separate W.C.

Gas central heating and double glazing keep this home warm and energy efficient.

The property is offered for sale chain free.

Outside

The house is located in a private cul-de-sac with a neatly tended garden at the front and a driveway. The property also owns a mature well stocked border just opposite the house which gives some screening from Smitham Bridge Road.

To the rear of the house there is a neat low maintenance garden.

Please Note: The garden backs onto the railway line.





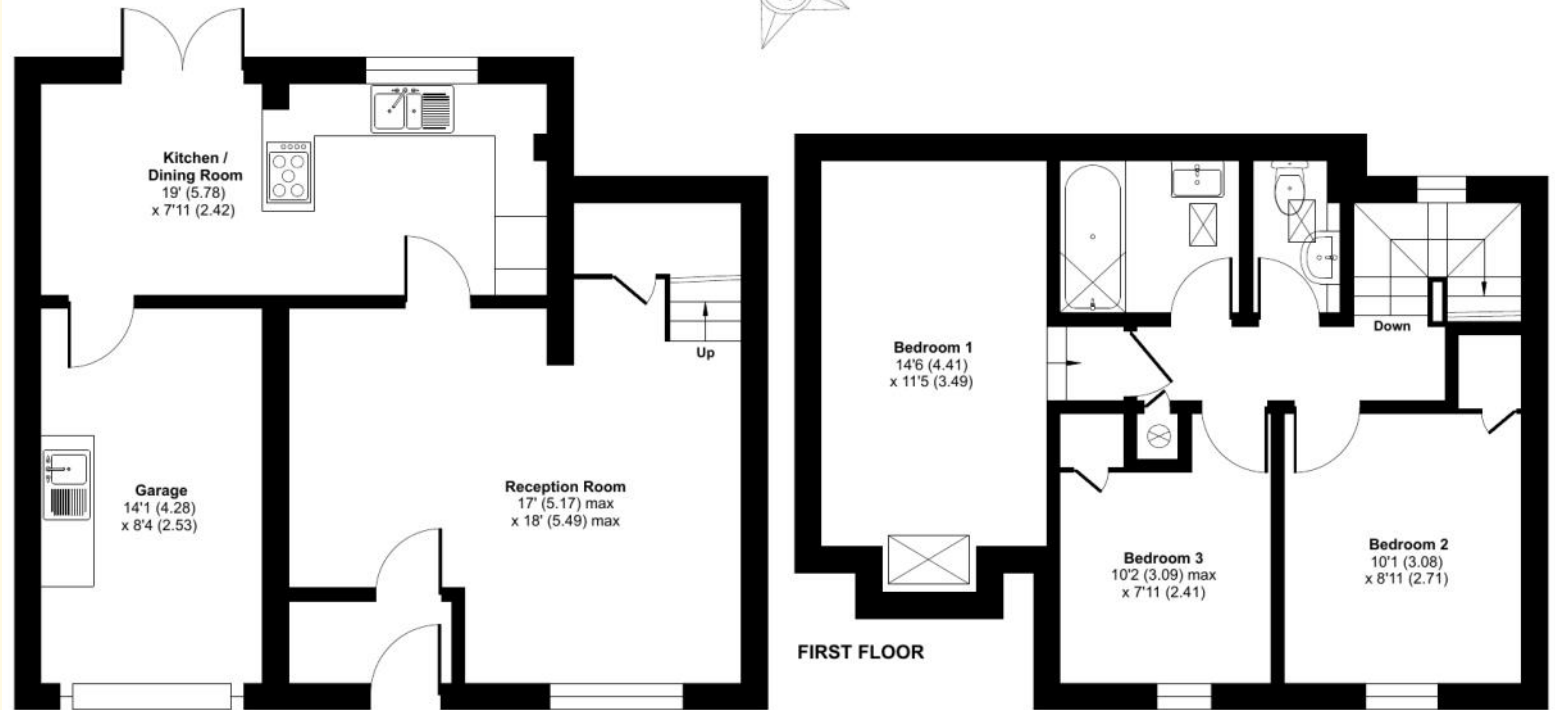
Pound Piece, Hungerford, RG17

Approximate Area = 886 sq ft / 82.3 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1003 sq ft / 93.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: D

What 3 Words Location: ///carrots.barman.suits

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