



25 Priory Avenue Hungerford Berkshire RG17 0BQ

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Price Guide £372,500 Freehold

A characterful, older-style semi-detached family home in a popular residential area of this sought-after West Berkshire town. Within walking distance of Hungerford Primary and John O'Gaunt Secondary Schools, plus Hungerford mainline railway station, doctors, and local shops. Comprising Porch and Hall, Sitting Room, Separate Dining Room, both with open fireplaces, Kitchen with pantry. Ground Floor WC and two Store Rooms which can be easily incorporated into the property. Three generous Bedrooms and Bathroom on the first floor. The property has gas radiator central heating and UPVC double glazing, but the property will require updating throughout. Fabulous large secluded garden enjoying a sunny east and south facing aspect with hardstanding for a Garage or workshop, subject to the usual consents.

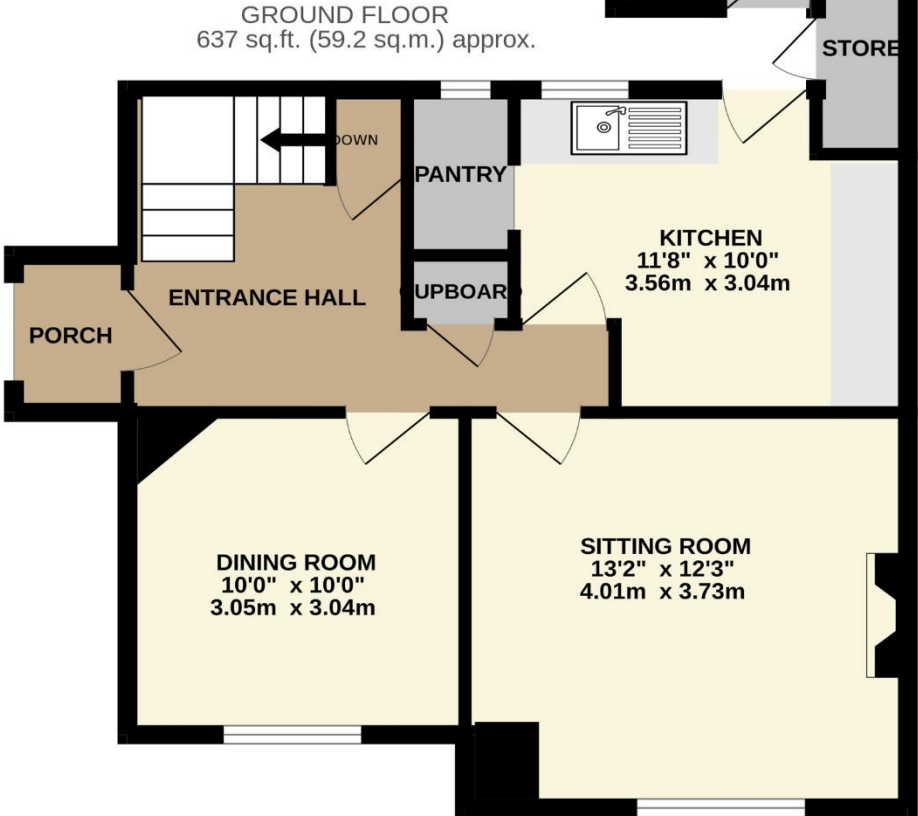
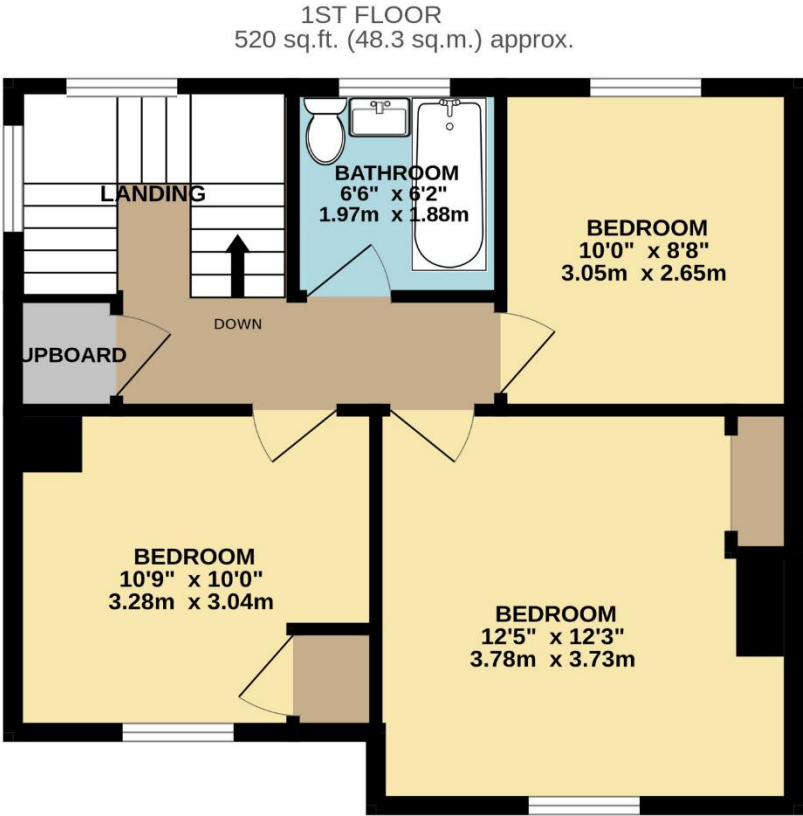
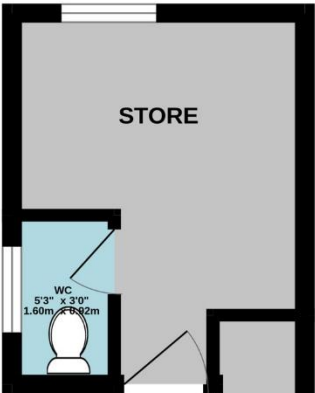
Offered with No Ongoing Chain

Directions: From Hungerford High Street turn left into Park Street. Take the first right into Fairview Road. Continue along this road passing the Primary School and local shop. The road continues into Priory Avenue and the property will be found on the left hand side.



Council Tax Band: C **£2279.01 pa**
Nearest Bus stop: Bulpit Lane **0.1 km**
Nearest Train station Hungerford **0.7 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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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

