



25 The Granthams Lambourn Hungerford Berkshire RG17 8YF

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**Price Guide £165,000 Freehold**

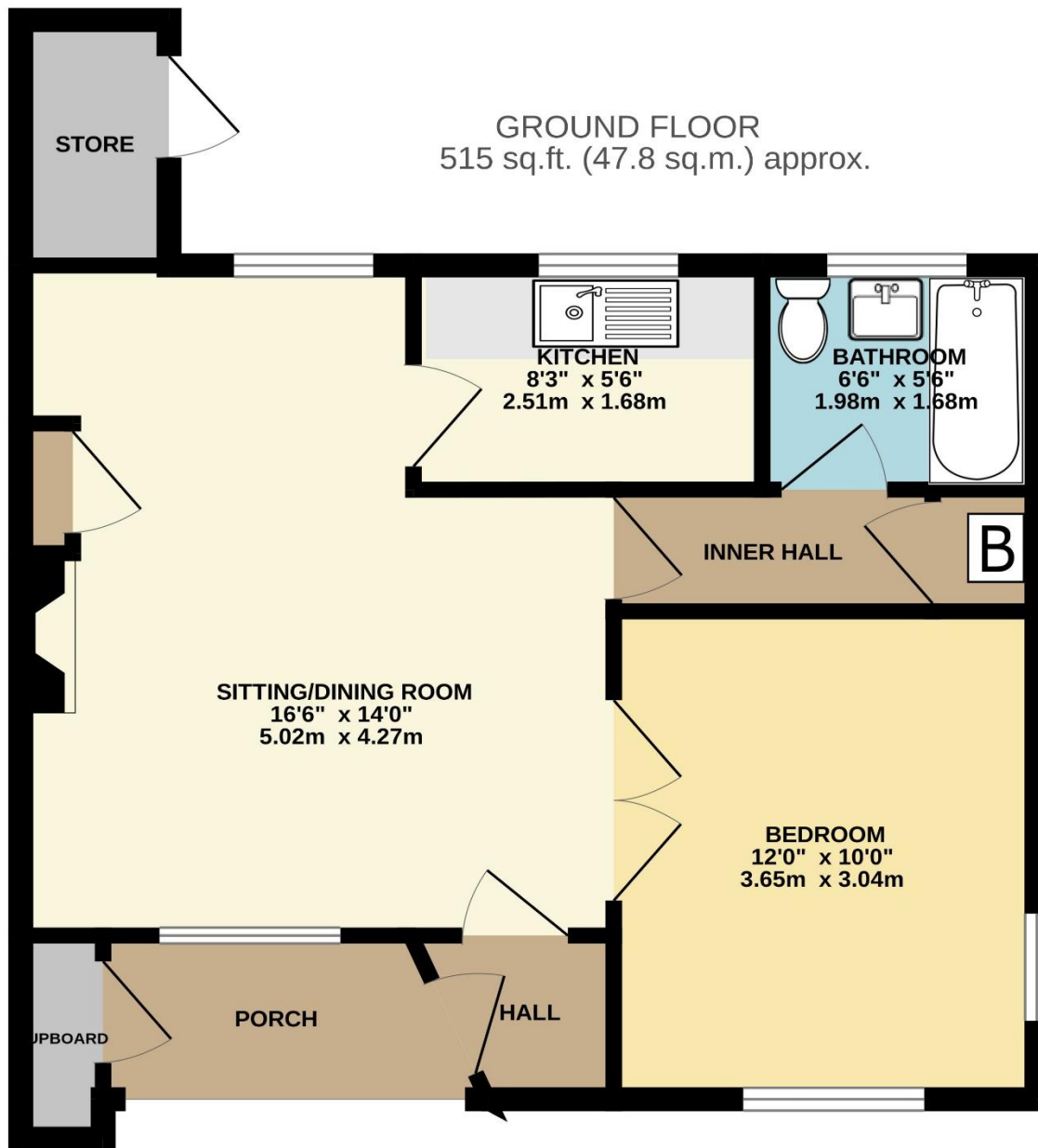
**An older-style semi-detached bungalow located in the quiet backwaters of Lambourn. The property requires modernisation and improvement. Comprising a Covered Porch, Entrance Hall, Sitting/ Dining Room with open fireplace, Kitchen, Double Bedroom and Bathroom. Outside to the front is an open plan garden, and to the rear of the property is a mature, established garden laid mainly to lawn and not overlooked, a brick-built Tool Shed with side pedestrian access. Parking is on the road. An easy walk to Lambourn village centre and a short drive to M4 Junction 14, only 7 miles away. Benefitting from gas-fired radiator central heating and UPVC double-glazing.**

**No Ongoing Chain with Vacant Possession**

**An Ideal First-Time Buyer Purchase or Looking to Downsize**

**Directions: Leave Lambourn Market Square towards Wantage. Take the first left onto The Broadway, then after a short distance bear right into Goose Green. Proceed over the bridge, and the bungalow will be found on the right-hand side.**





TOTAL FLOOR AREA : 515 sq.ft. (47.8 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.

**Nearest Bus stop: Mill Lane 0.3 km**

**Council Tax Band: C £2232.45 pa**

**Nearest Train station: Hungerford 12.3**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**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

