



12 Blakeney Fields,
Great Shefford, Berkshire, RG17 7BX



A three bedroom semi-detached house with garage and space to the side of the house providing potential to extend subject to gaining the necessary consents.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance hall | Downstairs cloakroom | Kitchen | Open plan living/dining room with door onto the garden

Master bedroom with fitted wardrobes | Double bedroom | Single bedroom | Family bathroom with shower over bath

Double glazing | Electric heating | Detached garage with drive in front | Garden to the front side, and rear of house

Price £310,000

SITUATION

The property is situated in the quiet downland village of Great Shefford which has public house, church, primary school, garage and village shop. The M4 motorway is a five minute drive south of the village. Nearby Hungerford itself offers a range of local shops including, butcher, baker, post office, newsagent, chemist, off licence and supermarket. The town is renowned as a centre for antiques, has a primary school and secondary schooling with sixth form. A mainline railway station has trains to London (Paddington).

DESCRIPTION

A three bedroom semi-detached house with potential to extend to the side, subject to gaining the necessary consents. Accommodation comprises entrance hall with downstairs cloakroom, kitchen and living room/diner with under stairs cupboard and door onto garden. Upstairs there is a master bedroom with fitted wardrobes,

double bedroom, single bedroom and bathroom with shower over corner Jacuzzi bath. The property has electric heating and double glazing. Outside there is a front garden, side sheds and rear garden leading into garage with drive to front. The property is being sold with no onward chain.

COUNCIL TAX

Band C £1,872.71 for year 2022/2023.

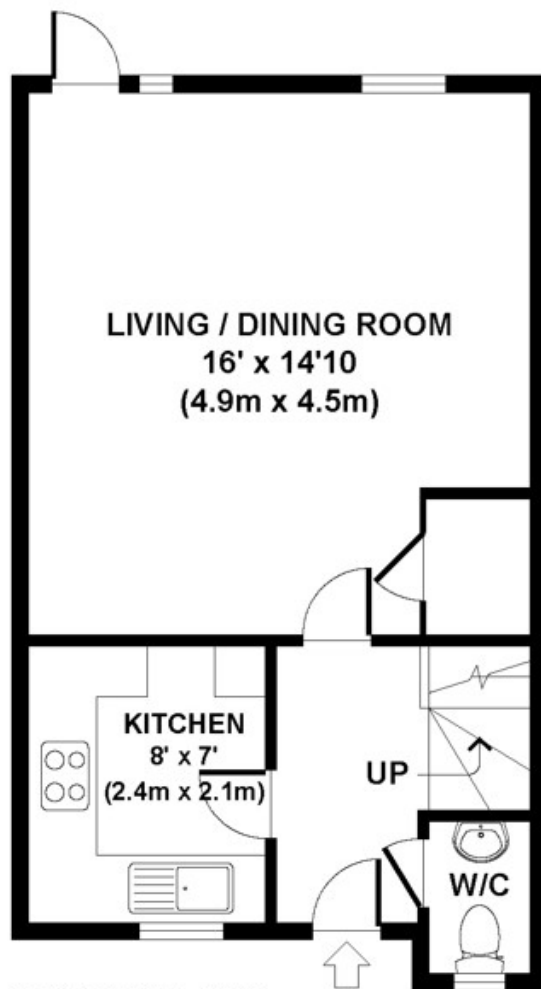
DIRECTIONS

From Hungerford proceed north on the A338 passing under the M4 motorway and continue along the A338 dropping down the hill into Great Shefford. Follow the road and take the tight bend past the pub on your right hand side. Go past the garage on your right hand side and follow the bend, take the second left into Blakeney Fields then turn immediately left and follow the road round. The property can be found on the left hand side easily identified by one of our For Sale boards.

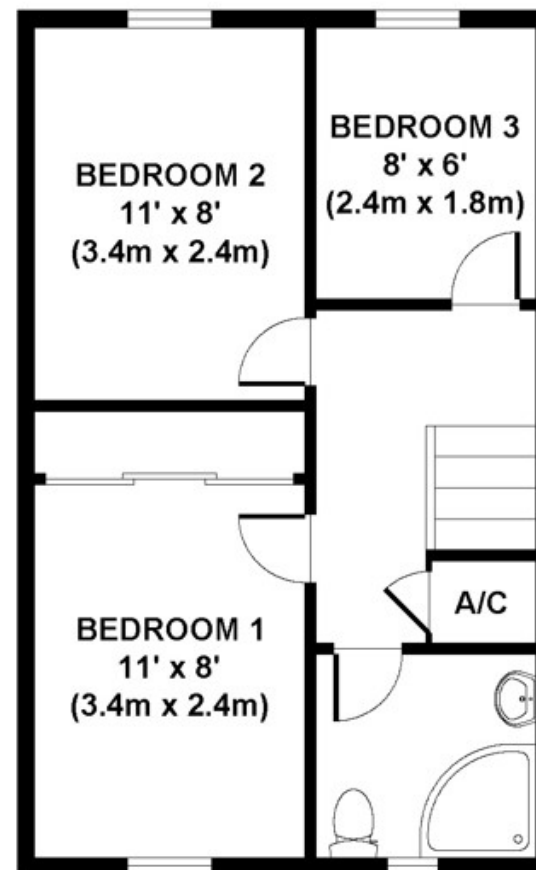
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Whilst we at **Nye & Co** estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 368 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 363 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 731 SQ FT / 68 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

