



24 CHURCH WAY
HUNGERFORD

Russell Marshall
Estate Agents

24 Church Way Hungerford, Berkshire,

Guide Price £405,000

Approximately 10 Minute walk to
Hungerford Town Centre with
Railway Links to London Paddington
(approximately 1 Hour) and The West
Country

Approximately 4 Miles to M4
Junction 14

Approximately 9 Miles to Newbury

- Freehold
- End of Terrace
- Three Storey Period House
- Sitting Room With Fireplace
and Wood Burner
- Open Plan Kitchen/Dining
Room
- Bathroom
- Three Bedrooms
- Gas central Heating
- Lovely Garden Extending
Approximately 100' In Length
- Cart port
- Wonderful Far Reaching Views



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 beautifully presented end terrace cottage located within walking distance of the town centre.

This lovely home is arranged over three floors. On the ground floor there is a Sitting room with a Fireplace housing a wood burner and a fabulous open plan Kitchen/Dining room which enjoys good natural light.

The Kitchen features traditional style painted finish cabinets complimented by tiled work surfaces and a built in oven and hob. There is plenty of room for a dining table.

The family Bathroom completes the ground floor and has recently been upgraded with a stylish new suite which includes a shower above the bath.

Upstairs, there are three generously proportioned Bedrooms over the first and second floor and the top Bedroom offers glorious far reaching views across the town.

Subtle décor tones give this home a bright and airy feel.

Outside

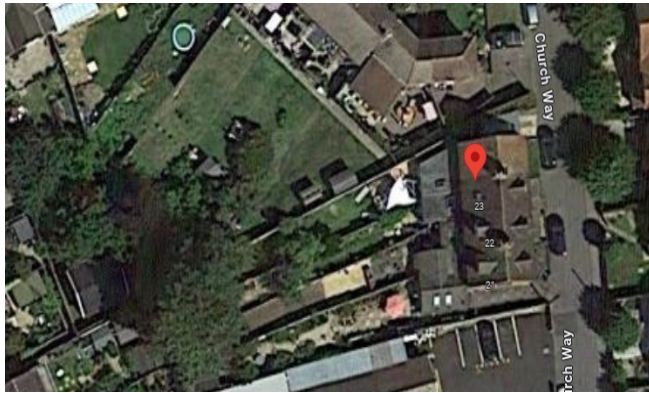
To the front there is a neat lawned garden and to the side there is a car port above the driveway and a gate into the rear garden.

At the rear of the house there is a lovely garden which extends approximately 100' in length. The garden includes a paved patio area leading to a well tended lawn interspersed with mature shrubs and plants and enclosed by panel fencing. There is a useful store shed at the far end.

NOTE: The neighbouring cottage has right of way to walk across the rear of number 24 garden via a shared access pathway as is common with such houses.



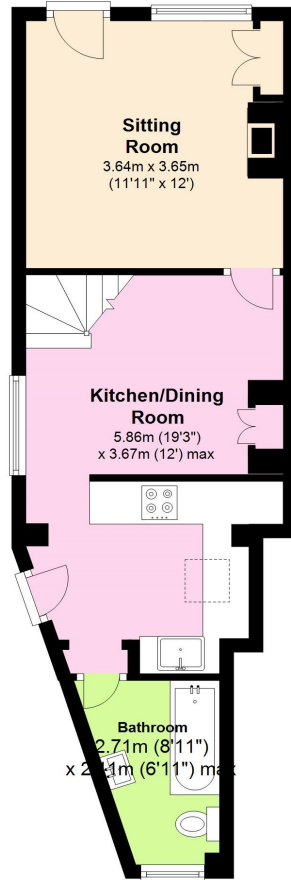




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

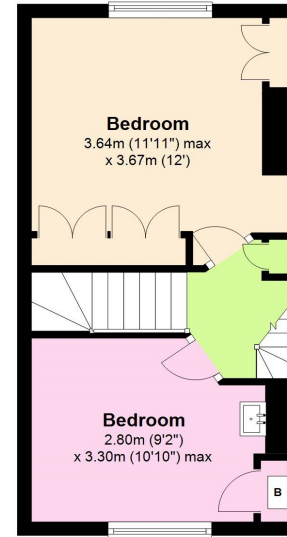
Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



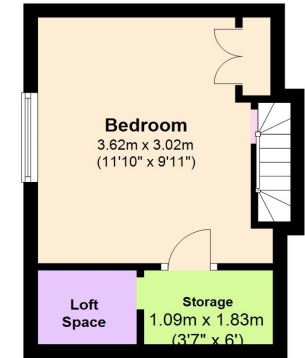
First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



Second Floor

Approx. 16.4 sq. metres (176.9 sq. feet)



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.

Plan produced using PlanUp.

24 Church Way, Hungerford

Services

Mains Gas
Mains Water & Drainage
Mains Electricity

Council Tax Band: D

What 3 Words Location: ///crisp.wire.should



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