



**21 ORCHARD PARK CLOSE
HUNGERFORD**

Russell Marshall
Estate Agents

21 Orchard Park Close Hungerford, Berkshire, RG17 0BJ

Guide Price £242,250

Approximately 9 Miles to Newbury

Approximately 10.6 Miles to Marlborough

Approximately 3.7 Miles to M4 J14

- Freehold
- Terraced House
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Garden
- Double Glazing
- Electric Heating
- Garage In Nearby Block



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.



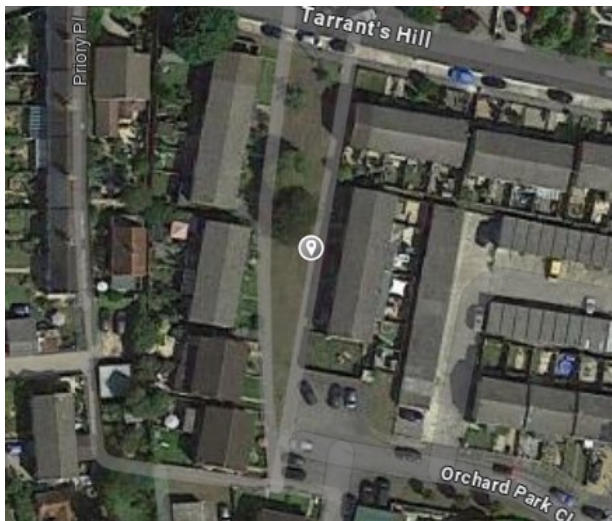
The Property

A well designed terraced house situated in a traffic free walkway overlooking a small green.

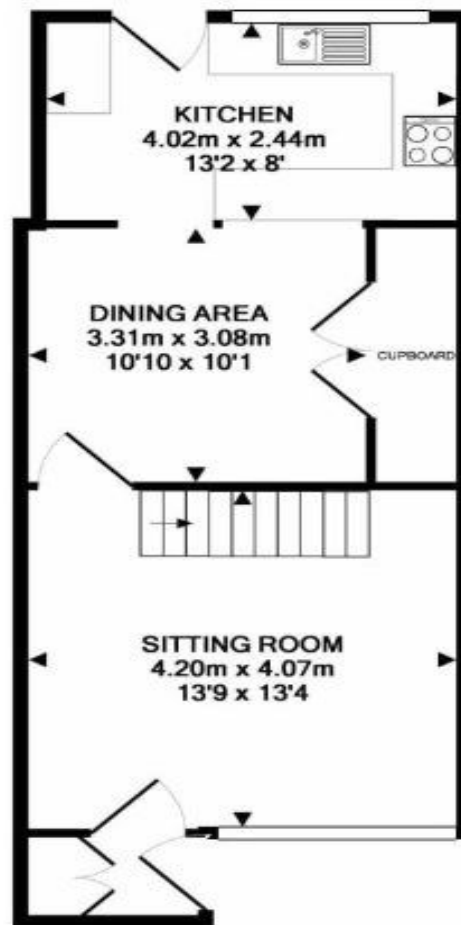
The accommodation includes a comfortable Sitting room, a separate Dining Room and a modern Kitchen. Upstairs there are two generous sized Bedrooms (one of which is currently divided into two Rooms) and a family Bathroom. Double glazing and electric heating are the finishing touch.

Outside

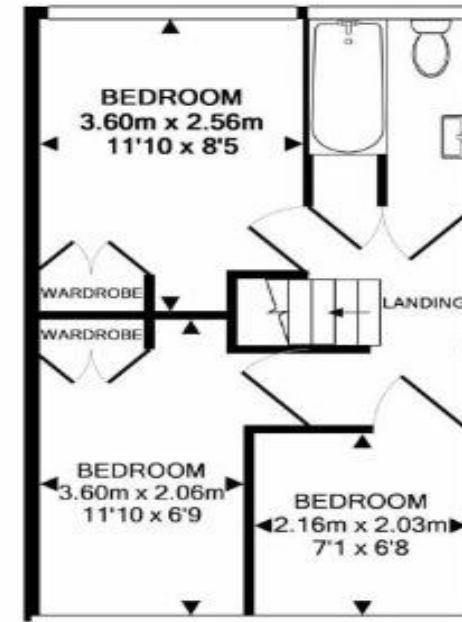
To the rear there is a small low maintenance garden. There is a single garage in a block of garages behind the house.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Services

Mains Electricity
Mains Water & Drainage

Council Tax Band: C

What 3 Words Location: ///dishing.girder.tonality

21 ORCHARD PARK CLOSE HUNGERFORD RG17 0BJ
TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 SQ.FT.)
 Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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