



21A Charnham Street
Hungerford, Berkshire, RG17 0EJ



A unique three bedroom maisonette with a long lease of 992 years and no annual service charge being sold with no onward chain.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Private doorway with entrance hall and stairs leading up to main accommodation | Kitchen/Diner | Large living room

Study/store off living room | Three bedrooms | Bathroom with shower over bath | Separate cloakroom

Gas central heating | Parking for one car | No onward chain | Long lease of 992 years | No annual service charge

Guide Price £375,000

SITUATION

The property is conveniently situated a short walk from Hungerford High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarket. The town is renowned as a centre for antiques. There is a primary school and secondary schooling. The mainline railway station has trains to London (Paddington). Junction 14 of the M4 is some three miles north of the town.

DESCRIPTION

A unique three-bedroom maisonette which is bursting with character. Accommodation comprises private doorway with entrance hall and stairs leading up to the main accommodation. On the first floor there is a good size kitchen/dining room, a living room with beams and a fireplace (currently not in use). There is a study/large storage space off the living room, a family bathroom

with electric shower over the bath and a double bedroom with a fitted wardrobe also on this floor.

From the living room there are stairs up to a double bedroom with eaves storage. A separate set of stairs takes you to another bedroom with a fitted wardrobe and separate cloakroom.

The property has gas central heating and parking for one car.

The property is being sold with no onward chain and viewing is strongly recommended.

Lease length – 999 years from 2019
Ground rent – Peppercorn (if demanded) per annum
Service charge – No annual service charge

COUNCIL TAX

Band C – West Berkshire

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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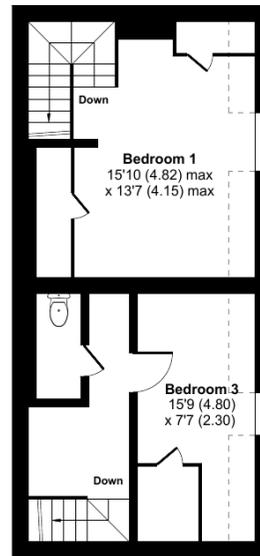
Approximate Area = 1343 sq ft / 124.7 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

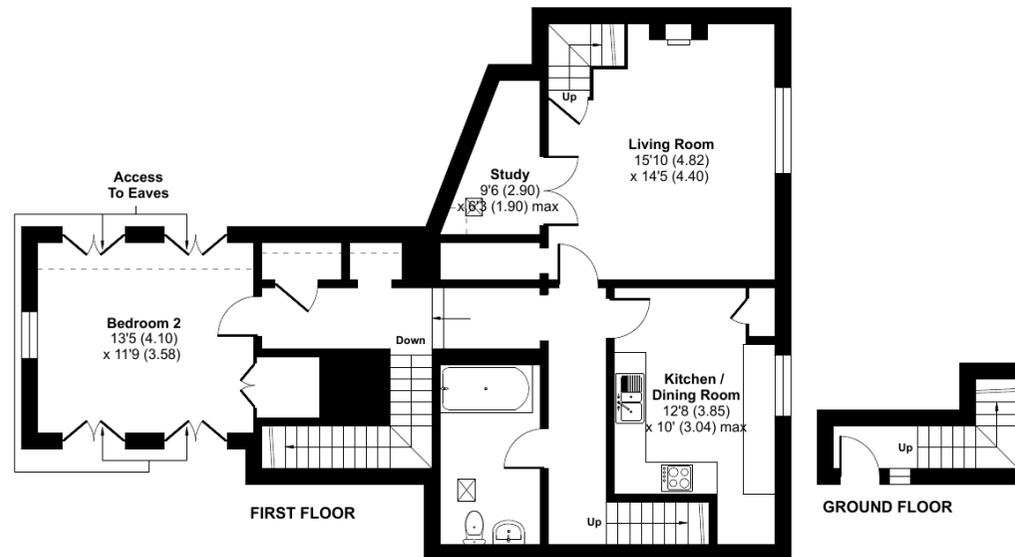
Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nye & Co Hungerford Ltd. REF: 1420620

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