



26 Freemans Close  
Hungerford, Berkshire, RG17 0QR





# A two bedroom first floor flat with private entrance situated a short, level walk from Hungerford High Street.

114 High Street, Hungerford, Berkshire RG17 0LU

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[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

Private ground floor entrance | Kitchen | Living room | Double bedroom with fitted wardrobes | Single bedroom  
Bathroom | UPVC Double glazing | Electric heating | Communal parking | Communal outside space | No onward chain

Guide Price £149,950

## SITUATION

The property is within walking distance of Hungerford's pretty tree lined High Street and railway station. Hungerford offers a range of local shops including butchers, bakers, post office, newsagent, chemist, and supermarkets. 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) with Crossrail links from Reading station. Junction 14 of the M4 is some three miles north of the town.

## DESCRIPTION

Accommodation comprises private entrance hall with stairs up to landing, kitchen, living room, double bedroom with fitted wardrobe, single bedroom and family bathroom. The property has electric heating and UPVC double glazing. The property has approximately 60 years left on the lease. Outside there is communal parking, communal outside space, drying areas and

bin stores. Being sold with no onward chain.

## COUNCIL TAX

Band C West Berkshire

## SERVICE CHARGE

£1034.00 for year 2025/2026

## GROUND RENT

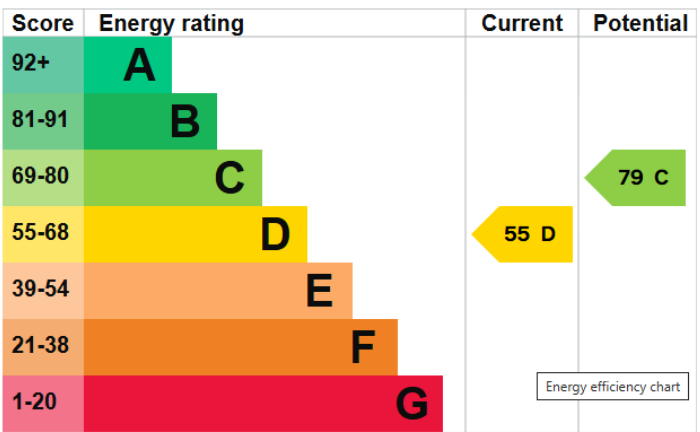
£100 for year 2025/2026

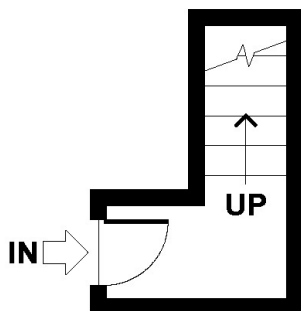
## Lease

99 years granted from 1985

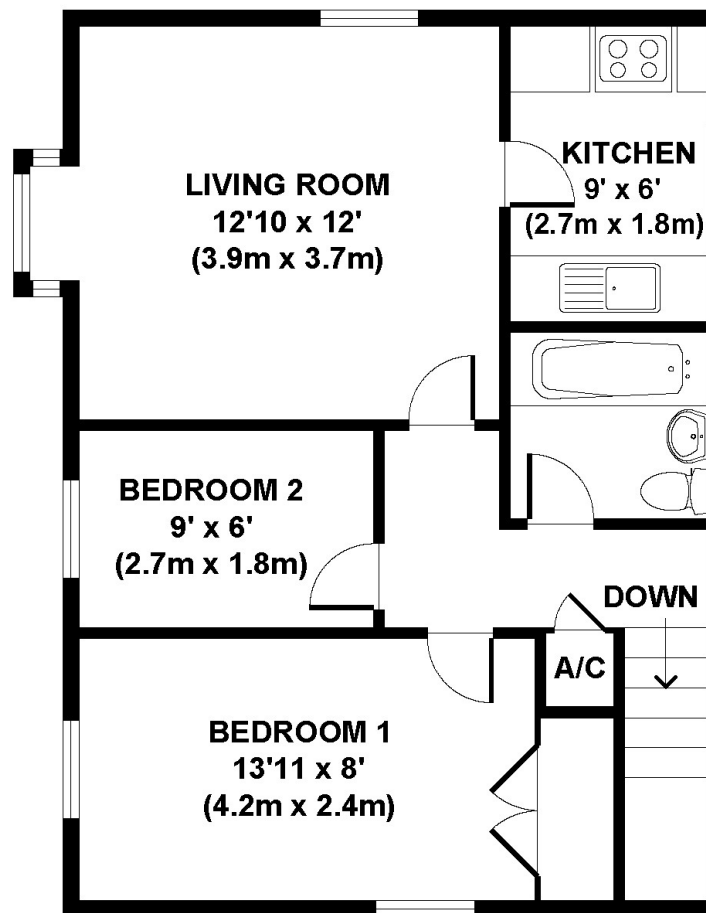
## DIRECTIONS

From our offices in the High Street, turn right down the High Street and immediately left into Church Street. Continue onto Smitham Bridge Road and Freemans Close can be found on your right hand side.



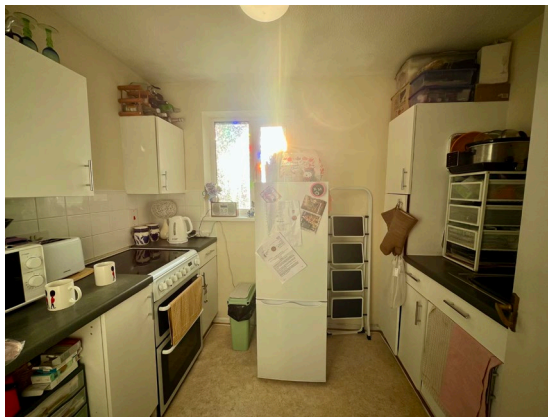


**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 29 SQ FT**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 516 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 545 SQ FT / 51 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](http://www.draftingfloorplan.com)**



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