



32 Church Way, Hungerford RG17 0JP
Berkshire, Offers in Excess of £250,000

Waymark

Church Way, Hungerford RG17 0JP

Berkshire

Freehold

Three Bedroom Terraced Property | Living Room & Spacious Kitchen/Dining Room | Ground Floor Cloakroom & Useful Area To Rear Ideal For Utility | Good Size Enclosed Rear Garden | No Onward Chain | Popular Location, Close To Amenities

Description

In need of cosmetic attention and modernisation, is this good size three bedroom semi-detached home benefitting from spacious ground floor living accommodation and generous bedrooms.

Offered for sale with no onward chain, the property briefly comprises on the ground floor of; entrance hall, cloakroom, utility area, living room and kitchen/dining room. To the first floor you will find a landing, family bathroom and three bedrooms.

Externally, there is an enclosed good size rear garden which is mainly laid to lawn along with a small enclosed frontage.

The property benefits from a modern gas fired boiler, mains electricity, sewerage and drainage and has double glazed UPVC windows. We believe the property to be freehold.

Location

Hungerford is a historic market town and situated on the

banks of the Kennet and Avon Canal with plenty of scenic walks available. The town offers a wide variety of high street shopping facilities, independent retailers, as well as a supermarket together with boutiques, cafes and is renowned for its variety of antiques shops.

Furthermore, there is a primary and comprehensive school, library, doctor's surgery and leisure centre. Commuters are well served with regular trains to Newbury, Reading and London Paddington, as well as easy access to the M4 and A34.

Viewing Information

By appointment only please.

Local Authority

West Berkshire Council

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	86
		EU Directive 2002/91/EC	



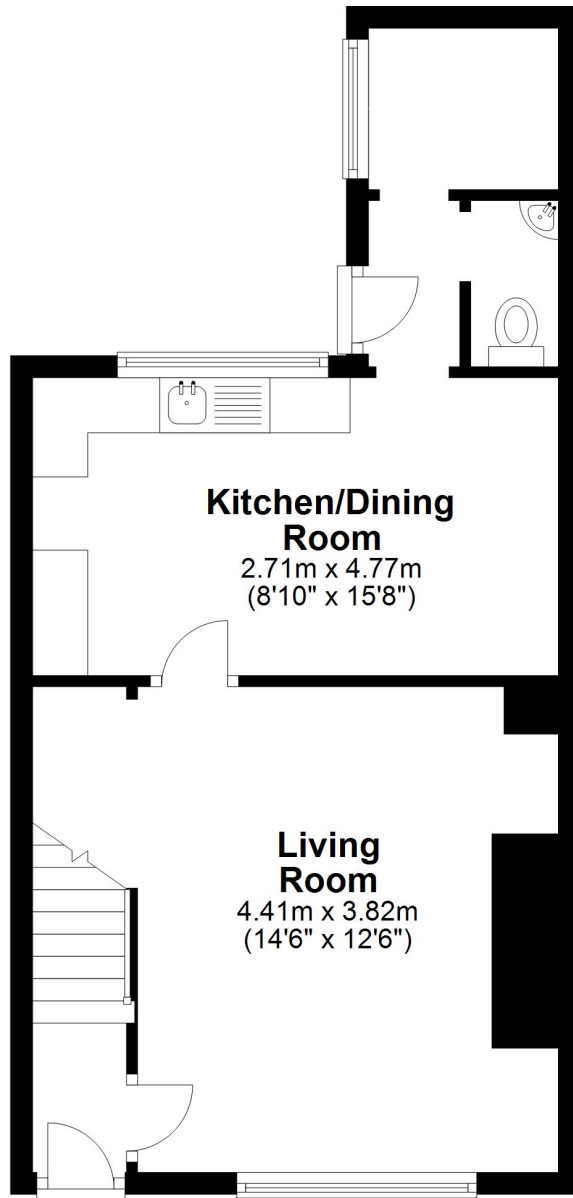
Waymark
Wantage Office

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Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Kitchen/Dining Room

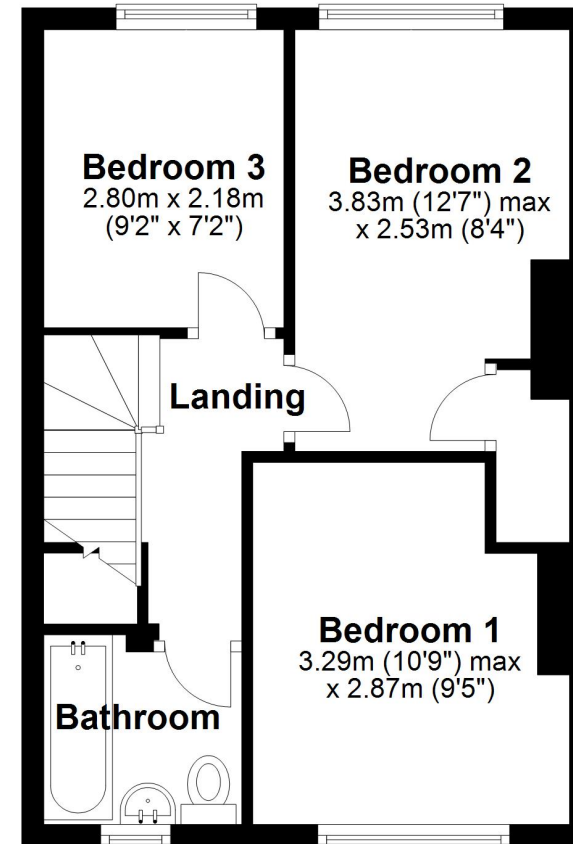
2.71m x 4.77m
(8'10" x 15'8")

Living Room

4.41m x 3.82m
(14'6" x 12'6")

First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Bedroom 3

2.80m x 2.18m
(9'2" x 7'2")

Bedroom 2

3.83m (12'7" max
x 2.53m (8'4")

Landing

Bedroom 1

3.29m (10'9" max
x 2.87m (9'5")

Bathroom

Total area: approx. 74.5 sq. metres (802.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

