



9 Aintree, Lambourn, Hungerford RG17 8PQ  
Berkshire, Offers in Excess of £275,000

Waymark

# Aintree, Hungerford RG17 8PQ

Berkshire  
Freehold

**Spacious & Extended Three Bedroom Terraced Family Home | Superb c.27' Living/Dining Room & Modern Kitchen | Generous Bedroom & Modern Bathroom | Enclosed Rear Garden | Ever Sought After Village Location | No Onward Chain**

## Description

Offered for sale with no onward chain is this spacious and extended three bedroom terraced home benefitting from a spacious c.27' living/dining room, generous bedrooms and an enclosed rear garden.

The entrance hall gives access to the modern fitted kitchen complete with a range of wall and floor mounted cabinets, built-in oven with gas hob and space for appliances. The living/dining room has been extended to measure a spacious c.27' 5" x 11' 2" with 'French' doors leading onto the garden. To the first floor you will find a landing, family bathroom and three bedrooms.

Externally there is an enclosed rear garden mainly laid to lawn with patio area which is perfect for outside dining and entertaining.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

## Location

The village of Lambourn is located in Berkshire on the beautiful downlands of England. Lambourn is a working village and is famous for its association with the training of the world's finest race horses. The village has many amenities including shops, village church, public houses and a leisure centre and football club. It lies close to the borders of Oxfordshire and Wiltshire on the B4000 road between Newbury and Highworth (both 12 miles away). It is 29 miles west of Reading and 71 miles west of London and is only a few miles away from junction 14 of the M4 motorway.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	89
		EU Directive 2002/91/EC	



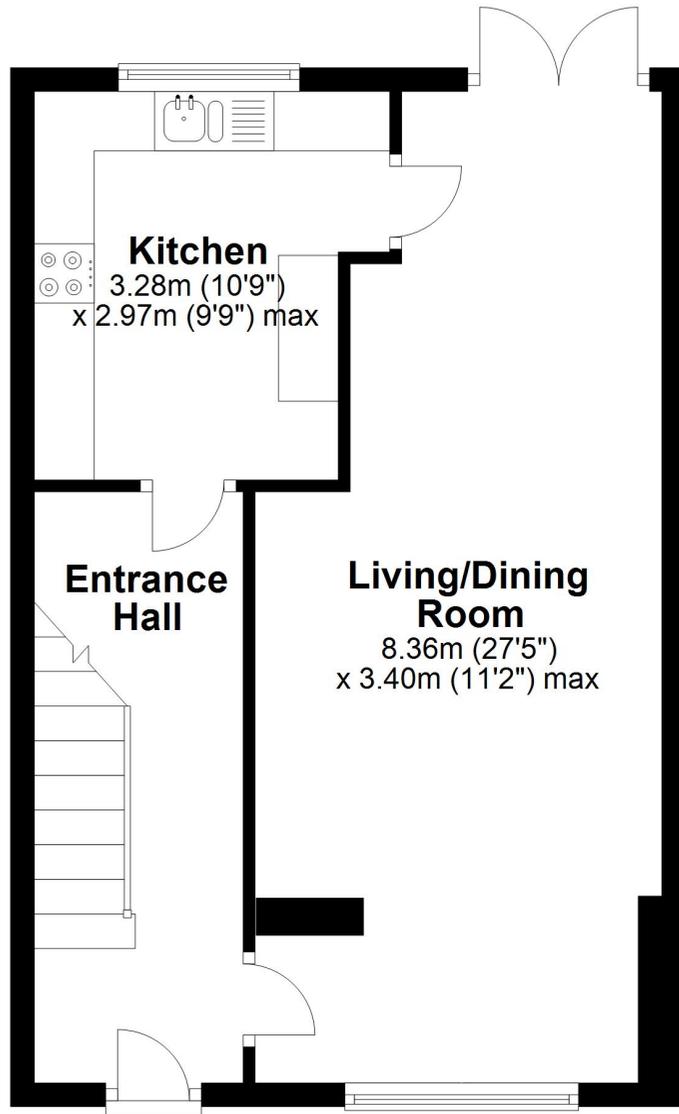
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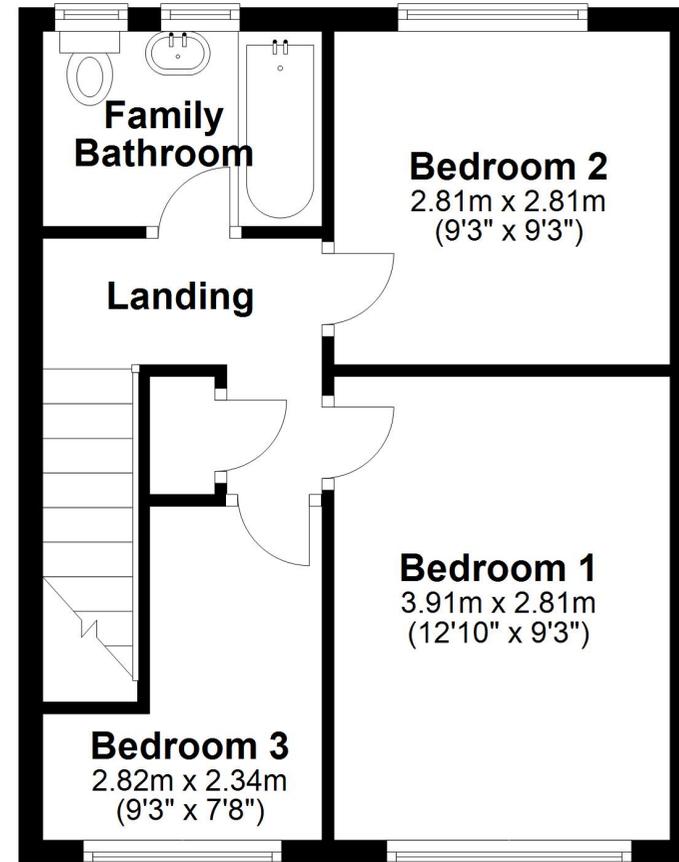
## Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 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.

