



Atherton Crescent, Hungerford RG17 0LE
Berkshire, £275,000

Waymark

Atherton Crescent, Hungerford RG17 0LE

Berkshire

Freehold

Renovation Project | Desirable Market Town | Large Plot | Development Potential (STP) | 3 Bedrooms | Garage

Description

Situated in a pleasant crescent location, set back from the road, is this good size three bedroom semi-detached home benefitting from spacious ground floor living accommodation and generous bedrooms, requiring cosmetic attention and modernisation.

Offered for sale with no onward chain, the property comprises on the ground floor; entrance way, sitting room, kitchen, cloakroom and a utility/store room. Stairs from the hall lead to the first floor where there are 2 double bedrooms, a smaller third bedroom and a bathroom.

Externally there is a parking area to the front of the property and a side access that leads to a rear garden. The rear garden is of a generous size, extending to some 58m (191ft) in length and has a gated access on to the road behind. There is a single garage located in a block to the rear of the property.

Due to the size of the rear garden, there is the potential to develop part (subject to planning consent) as some of the neighbouring properties have done. A restrictive covenant is to be placed on the rear section of the garden, unless agreed otherwise with a prospective purchaser.

The property is freehold and is heated centrally by a gas fired boiler. We understand that the property is connected to mains gas, water, drainage and electricity.

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

Viewings by appointment only please.

Local Authority

West Berkshire

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

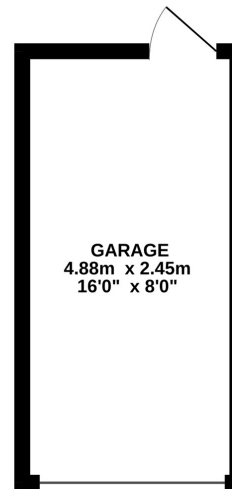
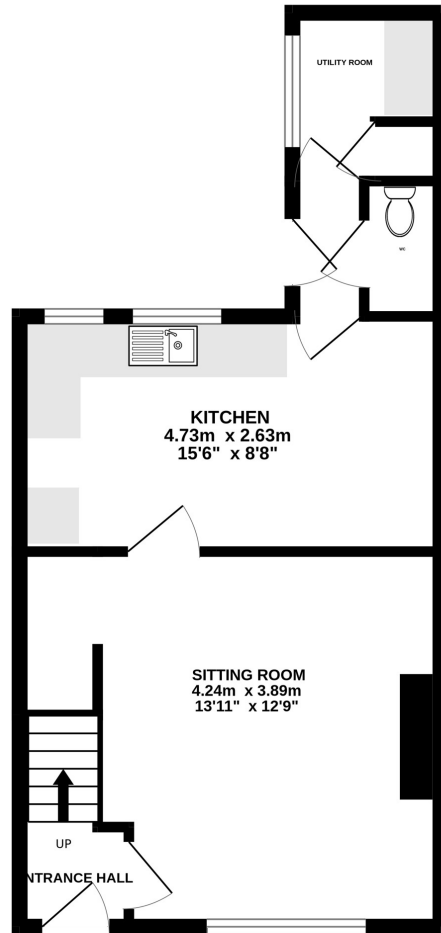


Waymark
Faringdon Office

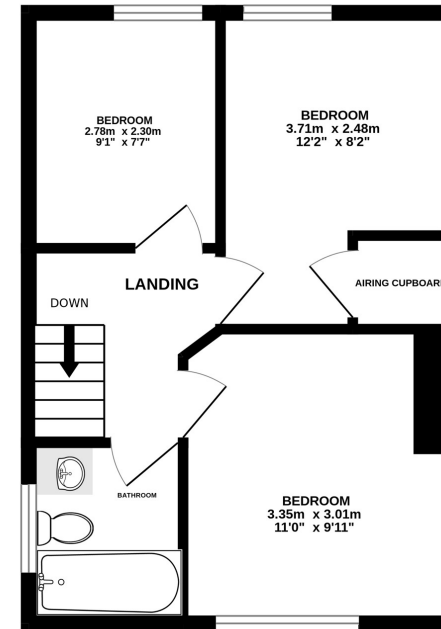
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GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.



16 ATHERTON CRESCENT HUNGERFORD RG17 0LE

TOTAL FLOOR AREA : 72.7 sq.m. (783 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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