



10 CHURCH WAY
Hungerford, RG17 0JX

Carter Jonas

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Hungerford town and mainline station approximately 0.5 miles
Newbury town and mainline station 10 miles
M4 (J14) 4 miles

Entrance hall · lounge/diner · conservatory · kitchen/ breakfast room · large utility with WC cloakroom off
3 bedrooms · bathroom · single garage · open plan front garden with driveway to one side with access to the single garage · good-sized west facing rear garden · EPC rating D

SITUATION

Hungerford is a busy market town in the Kennet Valley, with good local shops, schools, churches of various denominations and hotels. There is a main line station with commuter trains to London and the West Country, and the Kennet and Avon Canal and River Dun flow through the town with the River Kennet a little further north. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and is noted for its sporting facilities which include golf at Marlborough, Chaddleworth, Newbury and Donnington, horse racing at Newbury and walking on the various footpaths and bridleways in the surrounding countryside. Newbury, with its shopping centre and mainline station to Paddington is within 9 miles, Marlborough 10 miles, Wantage and Swindon 13 and 15 miles respectively. The M4 Motorway (Junction 14) at Shefford Woodlands is 3 miles.

DESCRIPTION

10 Church Way is a well presented semi-detached house built in 1960's and is situated in a well regarded residential area near the centre of the town. The property has been well maintained and upgraded by the current vendors over the last 17 years and now makes a lovely family home. The accommodation includes a light and airy lounge/diner with doors through to the conservatory, and a kitchen/breakfast with a range of eye and base level units, integral dishwasher and fridge. Off here there is a very useful utility room with a Butlers sink, kitchen units, integral freezer and space and plumbing for a washing machine. Upstairs, there are three bedrooms which are served by bathroom with a white suite of WC, wash hand basin and panel bath with overhead shower. There is also a fully fitted loft room, accessed via a pull down ladder, which has been plastered and carpeted.

A LIGHT AND SPACIOUS SEMI-DETACHED HOUSE IN A RESIDENTIAL AREA WITHIN EASY ACCESS TO THE TOWN CENTRE FACILITIES AND STATION. DRIVE AND GARAGE, GOOD-SIZED WEST FACING REAR GARDEN.



OUTSIDE

To the front of the house there is an open plan area of lawned garden with a good-sized driveway to one side providing ample off road parking together with access to the garage. The single garage is of brick construction and there is a pedestrian side door leading through to the utility room. The lovely rear garden is a good size predominantly laid to lawn with a number of mature hedges, shrubs and beautiful flowerbed borders.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating, mains water, electricity and drainage.

Local Authority: West Berkshire Council – 01635 551111

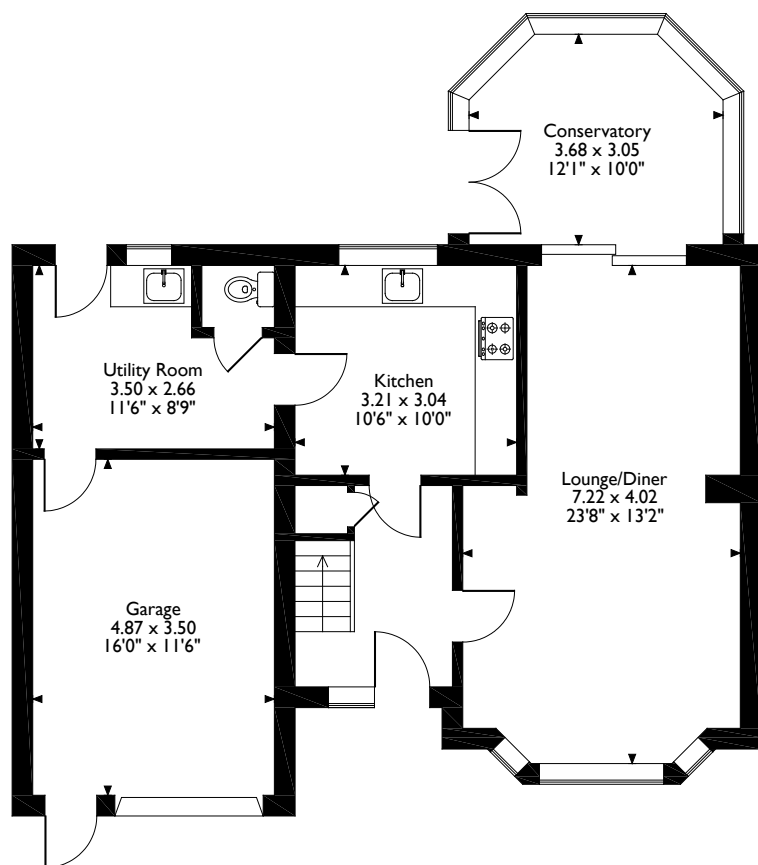
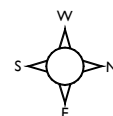
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010.

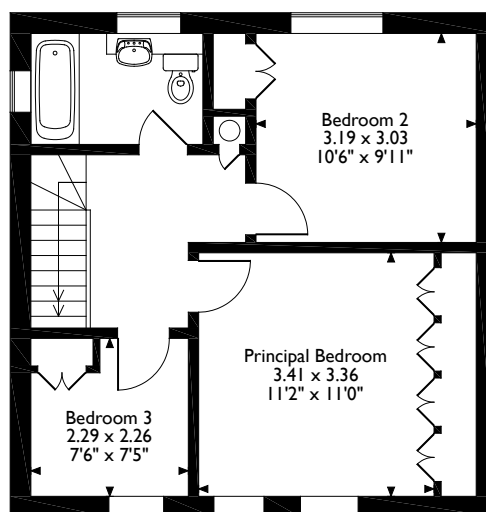
Directions: Please use post code RG17 0JX



10, Church Way, Hungerford, Berkshire
Approximate Gross Internal Area
126 Sq M/1356 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook St, Newbury RG14 1DT

carterjonas.co.uk

Offices throughout the UK

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