



40 Priory Avenue Hungerford Berkshire RG17 0AS

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Price Guide £335,000 Freehold

A character older style semi detached family home in a popular residential area of this sought after West Berkshire town. Walking distance of Hungerford Primary and John O'Gaunt Secondary Schools plus Hungerford mainline railway station, doctors and local shops. Comprising Entrance Porch and Hall, Living/Dining Room with open fireplace, Kitchen/Breakfast Room with pantry. Ground Floor WC and two large Store Rooms which can be easily incorporated into the property. Three generous Bedrooms and Large Shower Room on the first floor. The property has gas radiator central heating and upvc double glazing but the will require updating throughout. Fabulous corner plot garden enjoying a sunny south facing aspect with vegetable garden and Greenhouses. Ample scope to build a Garage or driveway subject to the usual consents.

Offered with No Ongoing Chain

Directions: From Hungerford High Street turn left into Park Street. Take the first right into Fairview Road. Continue along this road passing the Primary School and local shop. The road continues into Priory Avenue and the property will be found on the far right hand corner of the small crossroads with Bulpit Lane.

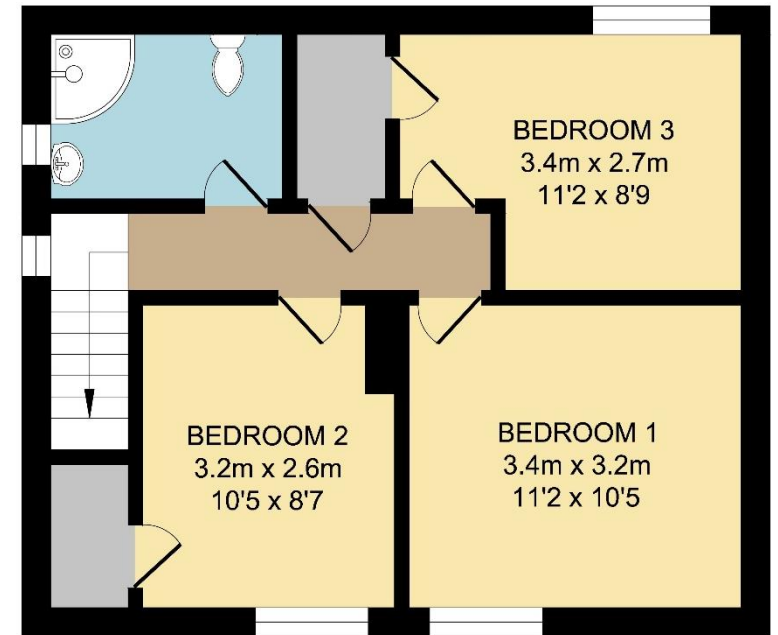


Council Tax Band: C £1756.28 pa
Nearest Bus stop: Bulpit Lane 0.0 km
Nearest Train station: Hungerford 0.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		

TOTAL APPROX. FLOOR AREA 104.0 SQ.M (1119 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.halletts-estateagents.co.uk



NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

