



8 Newbury Road Eastbury Hungerford RG17 7JD



## **8 Newbury Road Eastbury Hungerford RG17 7JD**

**Price Guide £299,950 Freehold**

**An older style three-bedroom mid-terraced home on the edge of this sought-after downland village between Lambourn and Great Shefford. The well-designed accommodation includes a large open-plan Lounge/Dining Room leading into the well-fitted Kitchen. A utility room compliments the ground floor which could easily incorporate a WC. On the first floor, there are three well-proportioned bedrooms and a Bathroom. The bedrooms enjoy lovely far-reaching views across the village towards the countryside. To the front of the property, there is a driveway for two cars. The rear garden includes a timber-decked sun terrace rising to a lawned garden enclosed by panel fencing. Large Garden Shed and Summer House. Side access pathway. The rear Garden extends to nearly 90' and is south facing. Benefitting from Oil-Fired Central Heating and Double Glazing. Easy access to train and M4 links both within ten minute's drive. The village boasts The Plough public house which is very popular, and a village shop close by at East Garston. Excellent walking with many public footpaths on your doorstep.**

**Offered with No Ongoing Chain**

**Directions: From Lambourn centre proceed east towards Newbury on the B4000. Proceed along the road eventually reaching the village. Pass the Village Hall and The Plough public house on your left and the property will be found shortly after on your right-hand side.**

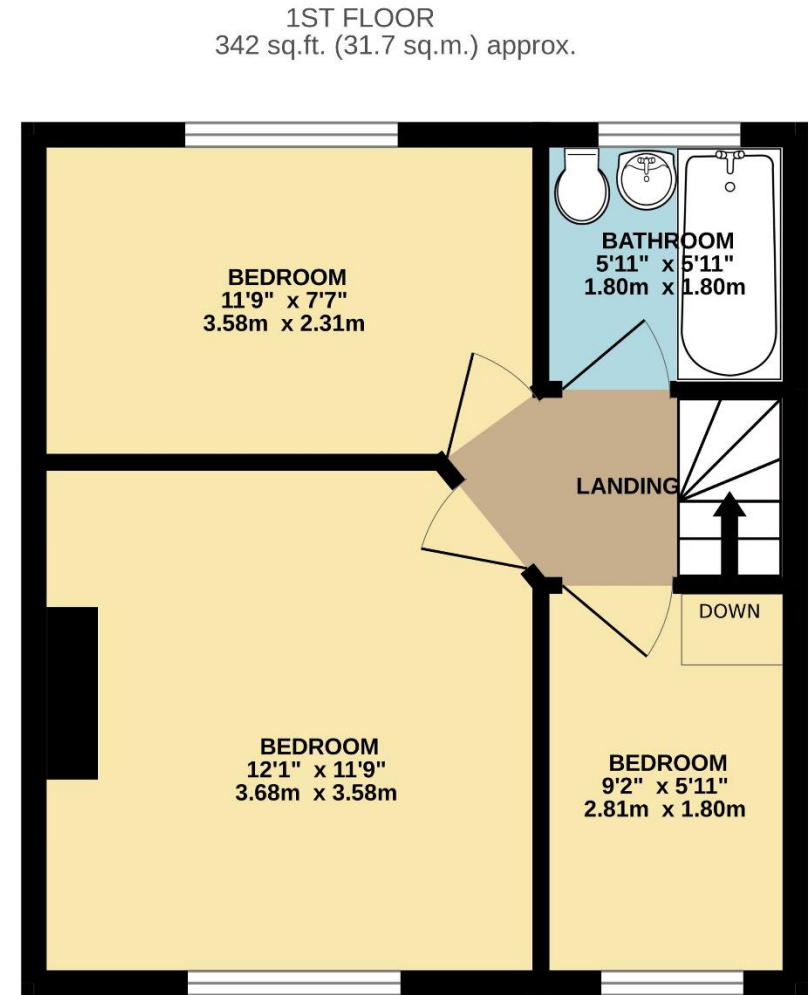
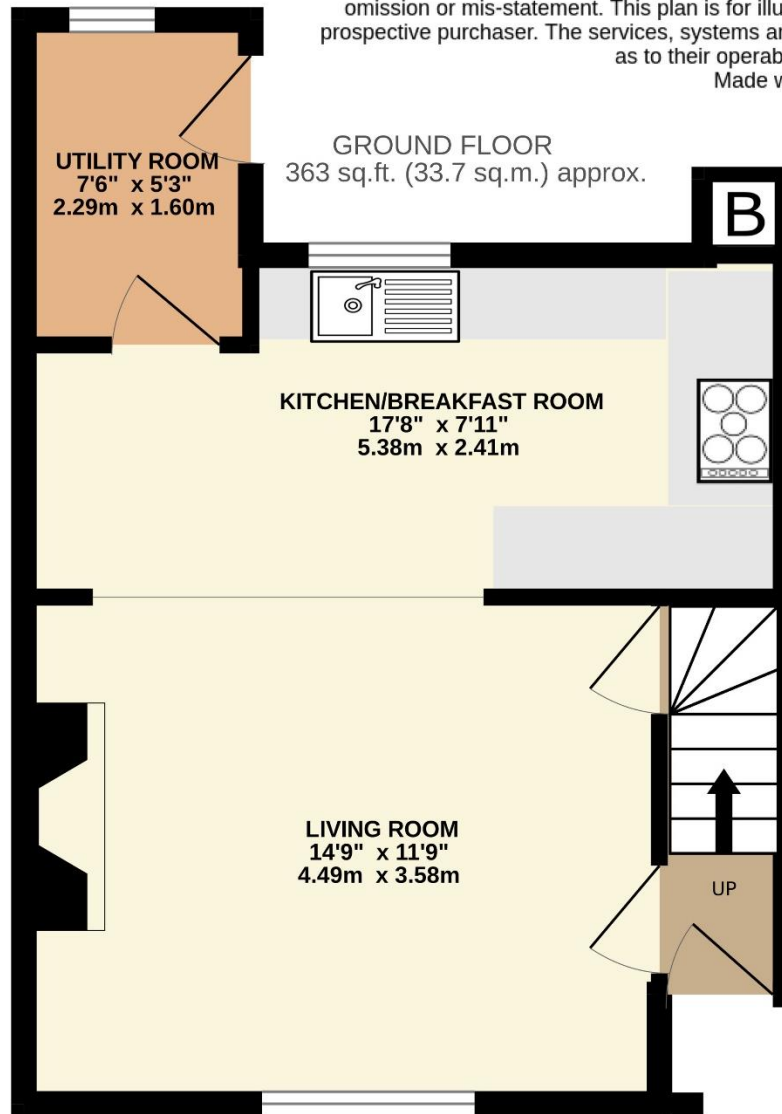


TOTAL FLOOR AREA : 773sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



**Council Tax Band: C**  
**Nearest Bus stop: Straight Lane**  
**Nearest Train station: Hungerford**

**£1879.13 pa**  
**0.0 km**  
**8.5 km**

**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 contracts



