

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Close

Ludgershall, Aylesbury, HP18 9NP

Offers Over £315,000

Freehold

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Council Tax: C



# 10 Brook Close

Ludgershall, Aylesbury, HP18 9NP

Offers Over £315,000



- 3 bedroom terraced house
- Located in small cul-de-sac
- Quiet village location
- No onward chain
- Refitted kitchen/breakfast
- Refitted bathroom
- Electric central heating
- South-east facing rear garden
- Driveway parking for 2 cars



Located in a small cul-de-sac within catchment for the Waddesdon school, this well proportioned 3 bedroom home is in good order throughout and has driveway parking for 2 cars. The property is offered to the market with no onward chain.

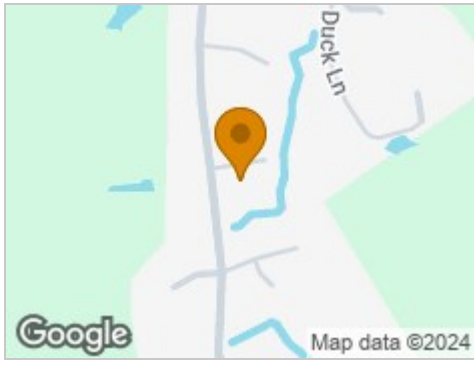
The accommodation comprises of a hall, living room, refitted kitchen/breakfast room with built-in oven and hob. On the first floor there are two double bedrooms and a further single bedroom. the family bathroom has been fully refitted and benefits from a shower over the bath.

The property is fully double glazed, the electrics have been upgraded and the house has a connection for Gigaclear full fibre broadband. Heating is via electric central heating to radiators. Outside there is driveway parking for 2 cars and the rear garden is fully enclosed.

Ludgershall facilities include a village hall, pub and church. There is a primary school and shop in nearby Brill and local train stations in Bicester and Aylesbury.



## Road Map



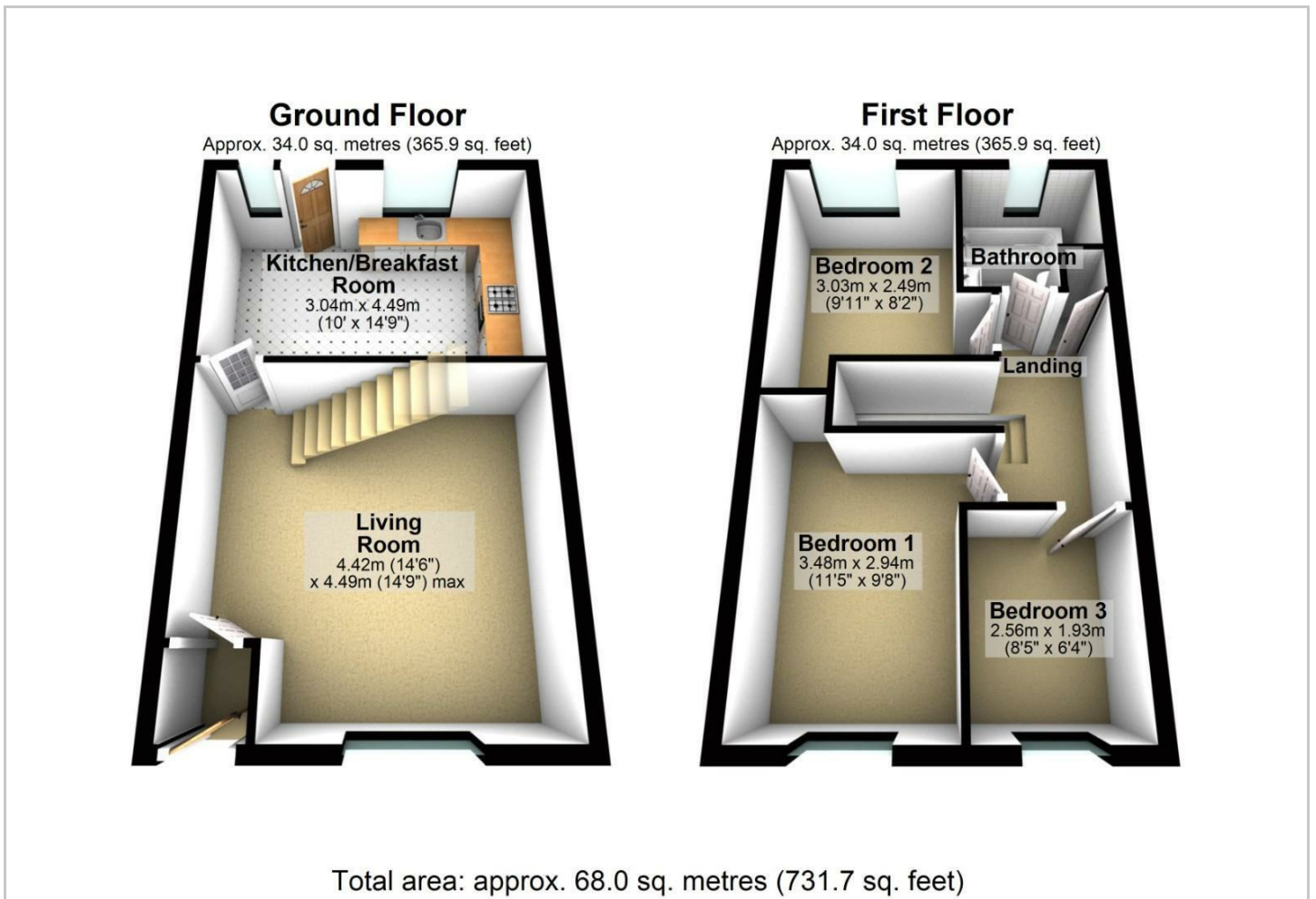
## Hybrid Map



## Terrain Map



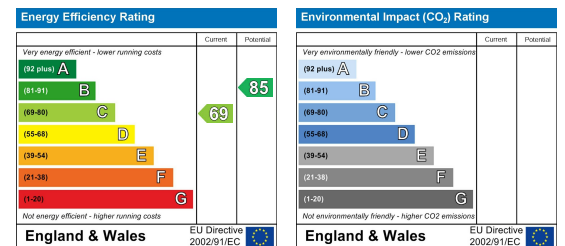
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.