



Williams
PROPERTIES

For Sale

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www.williams.properties



Brook Close

| Ludgershall | Buckinghamshire | HP18 9NP



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Williams Properties are pleased to offer to the market this fantastic three bedroom house in the village of Ludgershall, Buckinghamshire. The property is offered with no onward chain and consists of a porch, living room, kitchen/diner, three bedrooms and bathroom. Outside there are front & rear gardens and two parking spaces. Viewing highly advised.

Offers in excess of £315,000

- Village Location
- No Onward Chain
- Newly Fitted Kitchen & Bathroom
- Waddesdon School Catchment
- Three Bedroom House
- Two Parking Spaces
- Front & Rear Gardens
- Superfast Gigaclear Broadband

Ludgershall

Ludgershall is a village and civil parish in Buckinghamshire, England. It is near the boundary with Oxfordshire, about 5.5 miles south-east of Bicester and 5 miles west of Waddesdon. Nearest Schools - Brill Church Of England Primary School & Grendon Underwood Combined School

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance

Enter through the front door into the porch with a further door leading into the living room.



Village life, Waddesdon School catchment. A superb three bedroom house offered with no onward chain in a village location, recently refurbished bathroom and kitchen.



Village Pub



Village Park



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Living Room

Living room consists of a window to the front aspect, fireplace, carpet laid to floor, radiator, light fitting to ceiling and space for a sofa set and other furniture. Stairs rise to the first floor and a door to the kitchen.

Kitchen / Diner

Kitchen comprises a range of wall and base mounted units with square edge worktops, inset stainless steel sink unit with mixer tap, drainer and window over, inset electric hob and oven, space for washing machine and under counter fridge. Space for a dining table set. Door to the garden.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard and loft access.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed.

Bathroom

Bathroom is part tiled and comprises a wc, pedestal hand wash basin, panelled bathtub with overhead shower and screen, heated towel rail and a frosted window.

Rear Garden

Enclosed rear garden with paving slabs leading to an area of grass.

Parking

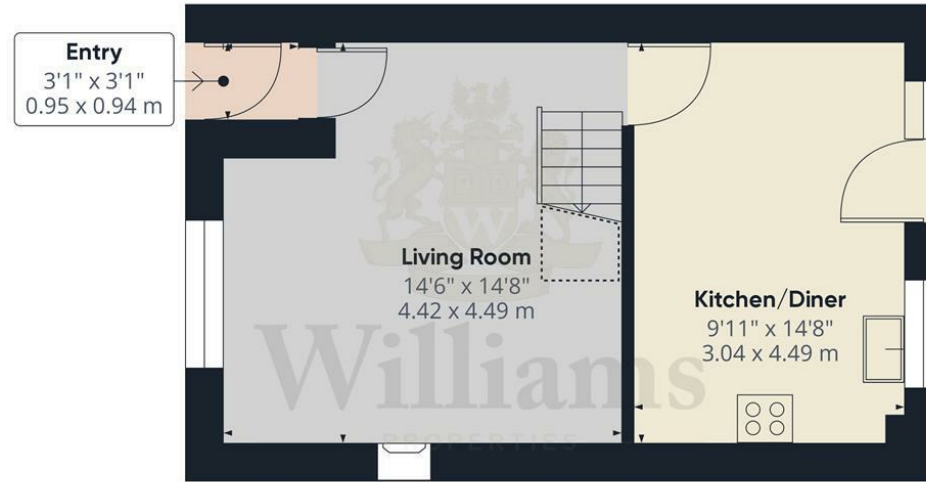
Two parking spaces to the front of the property.

Buyer Notes

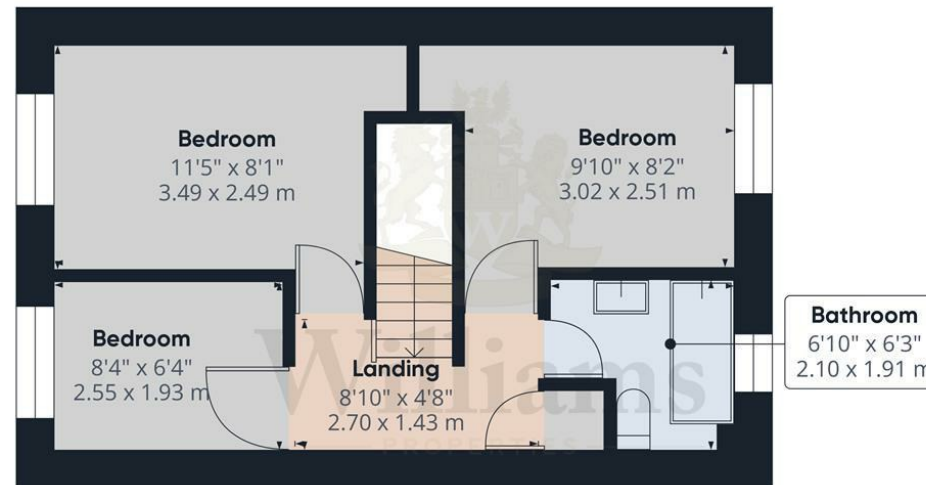
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-59) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Floor 0



Floor 1



Approximate total area⁰
691.47 ft²
64.24 m²

Reduced headroom
14.89 ft²
1.38 m²

Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.