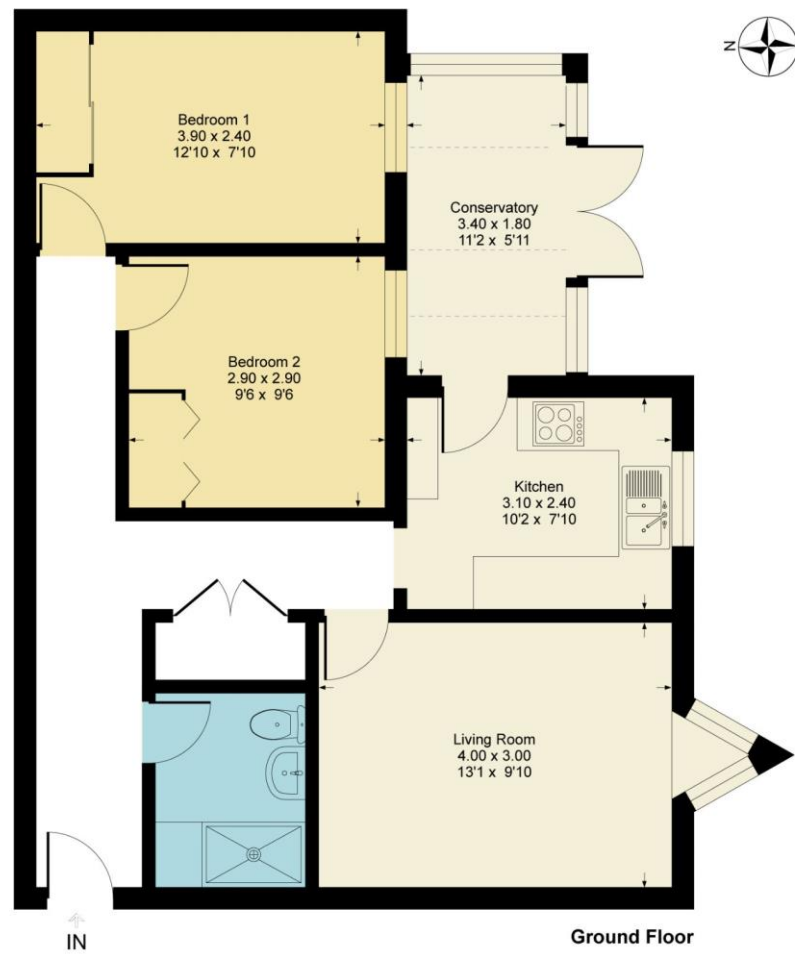


Dairy House, SP11
Approximate Gross Internal Area = 64 sq m / 692 sq ft

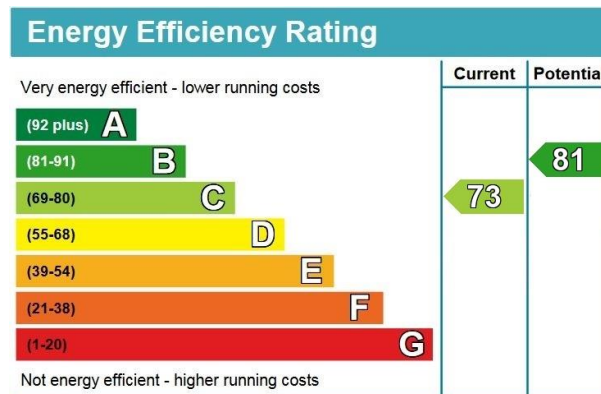


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Dairy House, Ludgershall

Guide Price £150,000 Leasehold



- Hallway
- Kitchen
- 2 Double Bedrooms
- Parking

- Living Room
- Conservatory
- Shower Room
- Shared Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

This ground floor flat is located in the centre of Ludgershall and is offered for sale with no onward chain. The accommodation has been improved by the current owner and comprises hallway, living room, contemporary kitchen, conservatory, two double bedrooms and a shower room with space and plumbing for a washing machine and tumble drier. Outside there is parking to the front and a shared garden to the rear with an outlook over trees.

LOCATION:

The town of Ludgershall offers a range of amenities including a supermarket, post office, newsagents, various shops, a church and schools plus Ludgershall Castle which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and market town of Marlborough are within close proximity whilst the A303 is close at hand offering access to both London and the West Country.

ACCOMMODATION:

Door into entrance lobby with front door into:

HALLWAY:

Airing cupboard with hot water tank and storage, wood panelling and doors to:

LIVING ROOM:

Bay window to rear and ceiling sound system.

KITCHEN:

Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset electric hob with extractor over and oven below. Integral fridge and door to:

CONSERVATORY:

Windows and French doors to rear garden.

BEDROOM 1:

Window to rear and fitted wardrobe cupboards with sliding mirror doors.

BEDROOM 2:

Window to rear and fitted wardrobe cupboards.

SHOWER ROOM:

Shower cubicle with rainfall shower, vanity cupboard with wash hand basin and WC. Space and plumbing for washing machine and tumble drier.

TENURE:

Leasehold with 74 years remaining.

The ground rent is £100 p/a and the service charge is £1,296 p/a.

Building insurance is currently £195.87 p/a.

SERVICES:

Mains water, drainage and electricity are connected. Heating via electric radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

