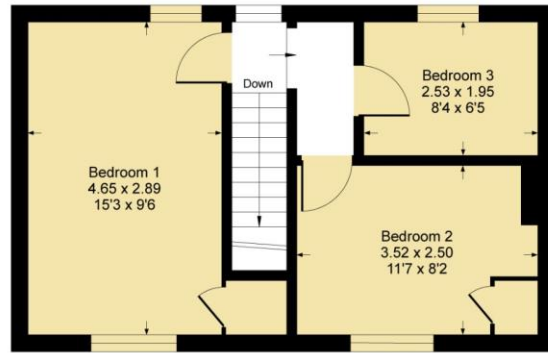
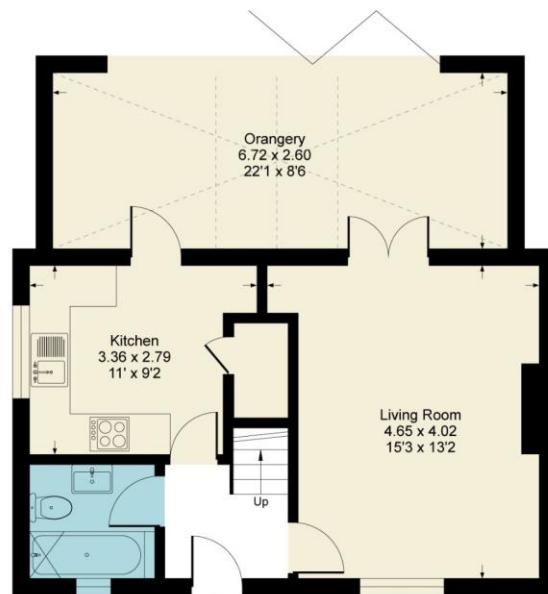


**Central Street, SP11**  
Approximate Gross Internal Area = 88.7 sq m / 955 sq ft



First Floor



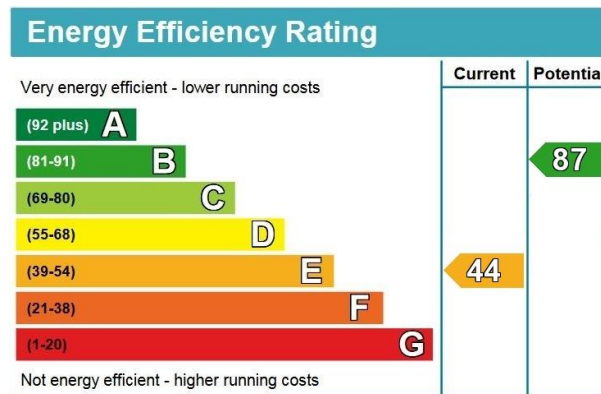
Ground Floor

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



**Central Street, Ludgershall**

**Guide Price £280,000 Freehold**



- Entrance Hallway
- Kitchen
- Ground Floor Bathroom
- 100ft Rear Garden

- Living Room
- Orangery/Dining Room
- Three Bedrooms
- Close to Amenities

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.

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**DESCRIPTION:** This extended, semi-detached house benefits from a location close to local amenities, including shops, schools, public houses, restaurants and a doctor's surgery/pharmacy. The property occupies a deceptively large plot with a rear garden stretching back approximately one hundred feet and backing onto a playing field. The accommodation comprises an entrance hallway, living room, kitchen, orangery/dining room, ground floor bathroom and three first floor bedrooms.

**LOCATION:** The town of Ludgershall offers a range of amenities including supermarkets, a post office, newsagents, a butcher, various fast food outlets and restaurants, a church, public houses, GP practice and pharmacy, schools catering for all age groups, 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 the market town of Marlborough are also nearby, along with the A303 that provides access to both London and the West Country. The property itself is located halfway along Central Street, directly opposite the GP Surgery. Central Street links Andover Road with Crawlboys Lane on the northern edge of Ludgershall.

**OUTSIDE:** The property fronts on to Central Street with a front garden bordered by low level walls to the front and a wrought iron gate opening to a path that leads to one side of the property and with steps up to the front door under a canopy porch.

**ENTRANCE HALLWAY:** Stairs to first floor. Electric storage heater, consumer unit and electric meter. Doors to:

**LIVING ROOM:** Front aspect living room with internal glazed double doors leading to the Orangery. Wall mounted electric storage heater plus a feature wall mounted electric fire.

**KITCHEN:** Window to the side and a door leading into the Orangery/Dining Room. A range of eye and base level cupboards and drawers with work surfaces over and subway tiled splashbacks. Inset stainless steel sink with drainer, space for a freestanding electric cooker, space and plumbing for a washing machine and space for a fridge/freezer. Door to a built-in, understairs cupboard with shelving, (used as a pantry) and door to:

**ORANGERY/DINING ROOM:** Added to the property eleven years ago with bi-fold doors opening out to the rear garden. Wall mounted electric heaters. Currently provides both a good-sized dining room and additional living space.

**BATHROOM:** Ground floor bathroom with a window to the front. Fully tiled walls. Panelled bath with an electric shower over, low level WC and a pedestal hand wash basin.

**LANDING:** Window to the rear. Loft access and doors to:

**BEDROOM ONE:** Dual aspect double bedroom with windows to both the front and the rear. Door to built-in, walk-in airing cupboard with shelving, housing a hot water cylinder. Wall mounted electric storage heater.

**BEDROOM TWO:** Double bedroom with a window to the front. Door to built-in wardrobe cupboard. Wall mounted electric heater.

**BEDROOM THREE:** Window to the rear. Wall mounted electric heater.

**REAR GARDEN:** Good sized, secluded garden with an outlook to the rear over trees and a playing field. Patio area adjacent to the rear of the property, leading to a path at one side and access to the front garden. Beyond the patio is an area of lawn with mature shrubs, trees and a path leading on to an additional lawned area with a garden shed.

**TENURE & SERVICES:** Freehold. Mains water, drainage and electricity are connected. Heating via electric storage heaters.

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.

