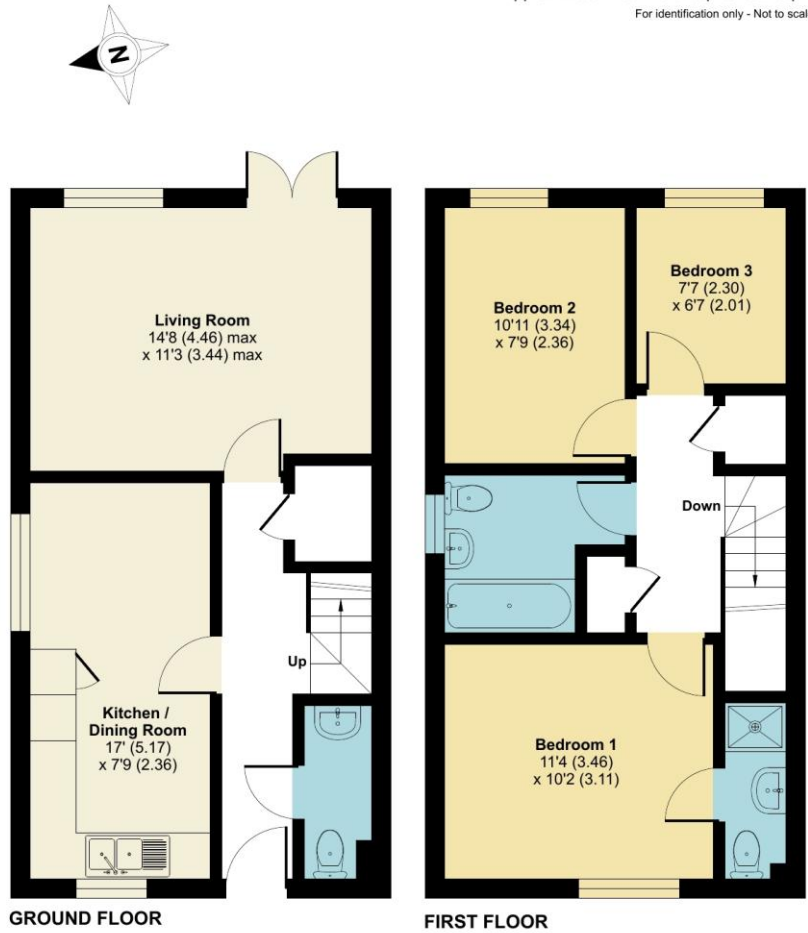
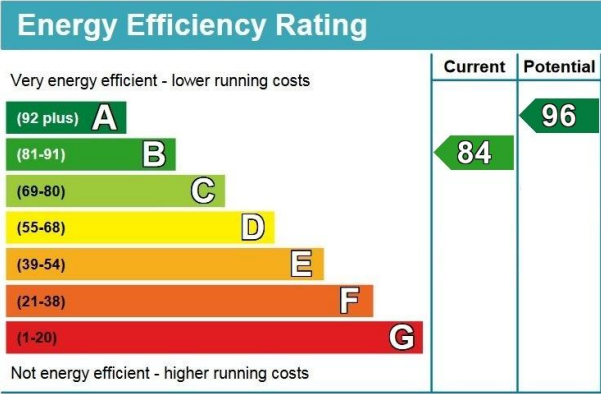


Lansley Road, Ludgershall, Andover, SP11

Approximate Area = 842 sq ft / 78.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1269650



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.



Lansley Road, Ludgershall

Guide Price £310,000

- Hallway
- Kitchen/Diner
- Master bedroom
- Two further bedrooms
- Rear garden
- Cloakroom
- Living room
- ensuite shower room
- Family bathroom
- Driveway parking





**DESCRIPTION:**

Austin Hawk are excited to offer this well presented three bedroom semi detached house, located in a peaceful residential part of Ludgershall. The property has been maintained to a high quality standard by the current owners, purchased from new in 2017. The immaculate accommodation comprises a hallway, cloakroom, kitchen/diner, living room, master bedroom with ensuite shower room, two further bedrooms and a family bathroom. One of many benefits of this property is the well maintained, generous garden to the rear, with gated side access to the front offering driveway parking.

**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.

**ACCOMODATION:**

Canopy porch with front door into:

**HALLWAY:**

Boen hardwood flooring throughout, stairs to first floor with understairs storage and doors to:

**CLOAKROOM:**

Extractor fan, low level WC and wash hand basin with Boen hardwood flooring.

**KITCHEN/DINER:**

Front and side aspect. Modern range of eye and base level cupboards and drawers with work surface over and inset stainless steel sink and drainer. Eye level oven, gas hob with extractor over and integral fridge freezer. Space and plumbing for washing machine, cupboard with wall mounted boiler and space for a dining table with Boen hardwood flooring.

**LIVING ROOM:**

Rear aspect, French doors to the the garden and bespoke fitted media wall with storage with Boen hardwood flooring.

**FIRST FLOOR LANDING:**

Loft access to a boarded loft with ladder, airing cupboard with hot water tank and shelving, further large storage cupboard and doors to:

**MASTER BEDROOM:**

Front aspect, bespoke fitted shelving and door to:

**ENSUITE SHOWER ROOM:**

Extractor fan, low level WC, wash hand basin and shower cubical.

**BEDROOM TWO:**

Rear aspect.

**BEDROOM THREE:**

Rear aspect.

**FAMILY BATHROOM:**

Side aspect, low level WC, wash hand basin and panelled bath.

**REAR GARDEN:**

A particular feature of this home is the generous, well maintained garden comprising of a large patio area adjacent to the house with steps up to a lawned and decking area with shed. Fully enclosed with fencing and gated access to:

**FRONT GARDEN:**

Driveway parking for two vehicles with path to front door and triple bin store.

**TENURE AND SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to 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.

