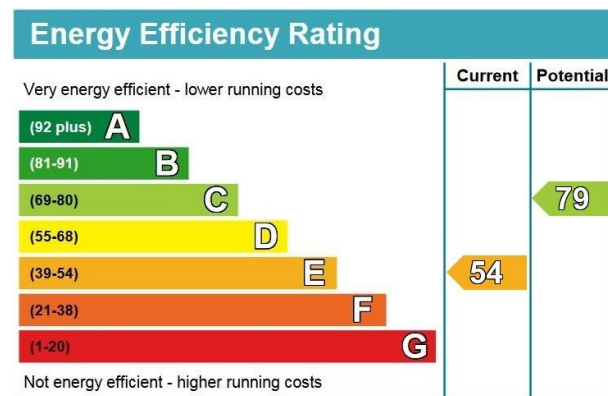


Bell Street, SP11
Approximate Gross Internal Area = 72.3 sq m / 779 sq ft



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



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.



Bell Street, Ludgershall

Guide Price £244,950 Freehold

- No Onward Chain
- Living Room
- Ground Floor Shower Room
- Bathroom
- Mature Rear Garden
- Full Internal Renovation
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Driveway Parking
- Close to Amenities

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

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Available to the property market with No Onward Chain, this period end-of-terrace house has been fully renovated internally and offers modern contemporary living throughout. The accommodation itself comprises a good-sized living room, an open-plan kitchen/dining room with a newly fitted kitchen, a newly fitted ground floor shower room, a master bedroom with an adjoining, newly fitted bathroom. Outside, there is communal parking to the front of the property, whilst to the rear, a mature garden includes the driveway parking.

LOCATION: Ludgershall offers a range of amenities, including a supermarket, a Post Office, newsagents, various shops, including a traditional butchers' shop, a church and schools catering for all age groups, including The Wellington Academy, 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, whilst the A303 is close at hand, offering access to both London and the West Country. Bell Street is located on Andover Road between the junctions with Meade Road and Biddesden Lane.

OUTSIDE: The property frontage offers communal parking options and access to the front door. The rear garden, including access to the driveway parking, is accessed via Andover Road with the rear garden including mature hedging, shrubs and a garden store. A paved pathway leads from the driveway parking to an external rear door to the property, accessing the dining room.

LIVING ROOM: The front door of the property opens directly into the living room which has a front aspect with a sash-style window. An original open fireplace features a tiled hearth and exposed brick jambs. Modern, wall-mounted electric heater. Internal door to:

OPEN-PLAN KITCHEN/DINING ROOM: Rear aspect dining room with an external, glazed door accessing the rear garden. Stairs to the first floor and a low-level door to a built-in, understairs storage cupboard with the remaining understairs recess utilised as a study area. An original open fireplace has been updated to a feature fireplace with a marble hearth, matching surround and mantle. Wall-mounted electric heater. Open plan access to the newly fitted kitchen with a window to the side. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with an extractor over and an oven/grill below. Integral fridge freezer and dishwasher. Door to:

GROUND FLOOR SHOWER ROOM: Newly fitted ground floor shower room with a window to the rear. Corner shower enclosure, close-coupled WC, pedestal hand wash basin and a heated towel rail. Double doors to a fitted utility cupboard with space and plumbing for a washing machine.

FIRST FLOOR LANDING: Loft access and doors to:

MASTER BEDROOM: Sash-style window to the rear. Double doors to a built-in wardrobe cupboard. Wall-mounted electric heater. Door to:

BATHROOM: Window to the rear. Fully tiled bath enclosure with a panelled bath and shower over. Concealed cistern WC, vanity hand wash basin with a vanity top that extends with cupboard storage below. Heated towel rail. Door to a built-in airing cupboard housing an electric boiler.

BEDROOM TWO: Double bedroom with a sash-style window to the front. Wall-mounted electric heater.

TENURE & SERVICES: Freehold. Mains drainage, water and electricity are connected.

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.

