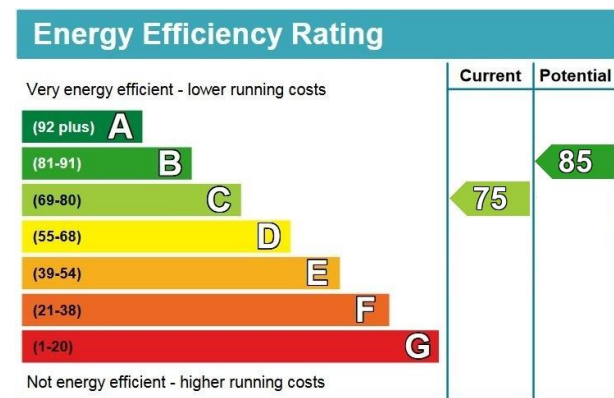
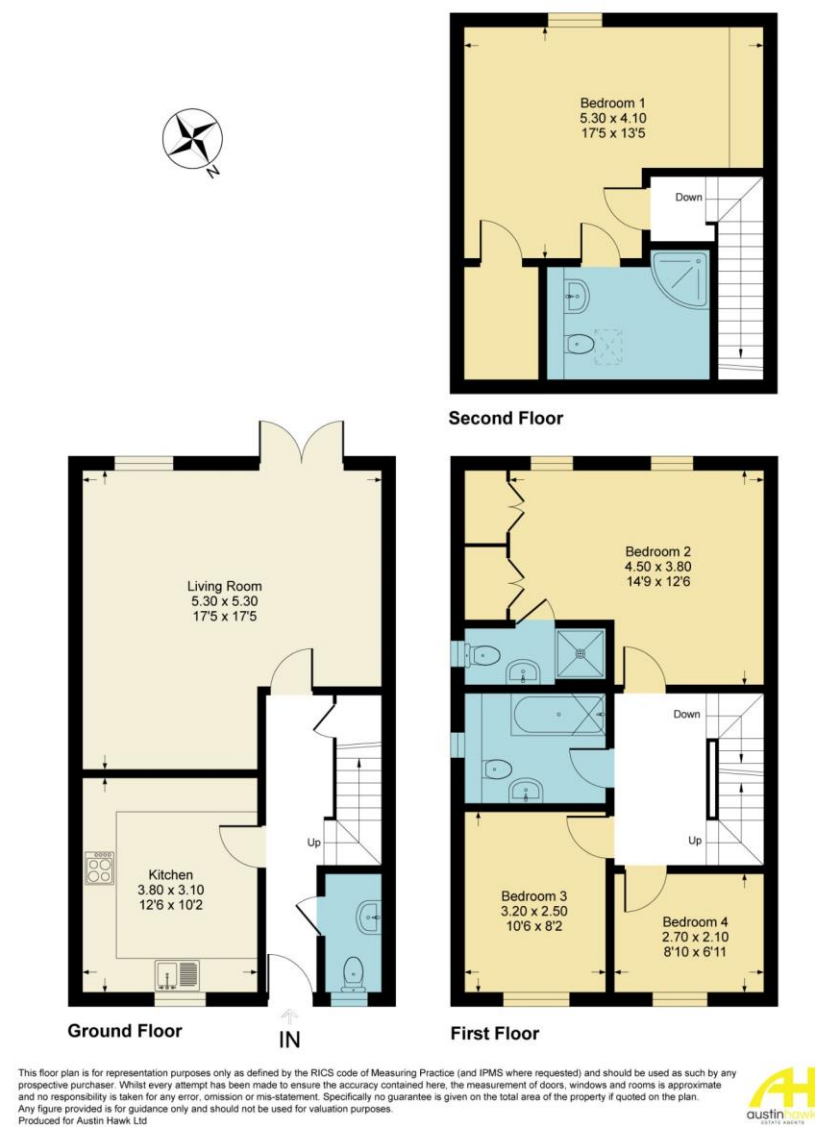


Andover Road, SP11 Approximate Gross Internal Area = 131.2 sq m / 1413 sq ft



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.



Imelda Gardens, Ludgershall

Guide Price £375,000 Freehold

- Entrance Hall
- Kitchen
- 4 Bedrooms
- Bathroom
- Enclosed Garden
- Cloakroom
- Living/Dining Room
- 2 Ensuite Shower Rooms
- 2 Parking Spaces
- Outlook Over Trees

DESCRIPTION: This four-bedroomed detached house was constructed in 2009 and located in the heart of the village of Ludgershall. The well presented accommodation is arranged on three floors and comprises entrance hall, cloakroom, kitchen, living/dining room with French doors to the garden, three first floor bedrooms - one with an ensuite shower room, a bathroom and a top floor master bedroom with an ensuite shower room and a walk-in wardrobe cupboard. To the front there is allocated parking for two cars with further spaces for visitors whilst to the rear there is a garden with an outlook to the rear over trees.

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.

ACCOMMODATION:
Canopy porch with front door into:

ENTRANCE HALL:
Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:
Window to front. WC and wash hand basin.

KITCHEN:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and oven below. Integral fridge/freezer, space and plumbing for washing machine and dishwasher and floor standing oil fired boiler.

LIVING/DINING ROOM:
Window and French doors to rear garden.

FIRST FLOOR LANDING:
Stairs to second floor and doors to:

BEDROOM 2:
Windows to rear. Range of fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:
Window to side. Shower cubicle, wash hand basin and vanity unit with WC with concealed cistern.

BEDROOM 3:
Window to front.

BEDROOM 4:
Window to front.

BATHROOM:
Window to side. Panelled bath with shower attachment, wash hand basin and vanity unit with WC with concealed cistern.

SECOND FLOOR LANDING:
Door to:

MASTER BEDROOM:
Dormer window to rear. Walk-in wardrobe cupboard, eaves storage, loft access and door to:

ENSUITE SHOWER ROOM:
Velux window to front. Shower cubicle, wash hand basin and vanity unit with WC with concealed cistern.

OUTSIDE:
To the front there are two allocated parking spaces and visitor parking. A path at the side leads to gated access to:

REAR GARDEN:
Enclosed garden with an outlook to the rear over trees and a patio area adjacent to the house with an outside tap and power socket. The remainder is laid to lawn with flower borders and a path to the rear leading to a shed and a screened oil tank.

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

