

austin hawk
ESTATE AGENTS

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Guide Price £345,000 Freehold

- **Hallway**
- **Kitchen/Breakfast Room**
- **Conservatory**
- **Bathroom**
- **Large Front Garden**
- **Cloakroom**
- **Living Room**
- **3 Bedrooms**
- **2 Parking Spaces**
- **Rear Garden & Shed**

DESCRIPTION:

This semi-detached house is located in a quiet cul-de-sac on the outskirts of Ludgershall but within easy reach of the village centre, the Wellington Academy and the sports centre. The accommodation comprises hallway, cloakroom, kitchen/breakfast room, a living room with patio doors into a spacious conservatory with access into the garden, three first floor bedrooms and a bathroom. Outside there is a good sized front garden, two allocated parking spaces and a fairly secluded garden with a patio area and shed.

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:

HALLWAY:

Stairs to first floor with understairs cupboard, coat and shoe storage and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

KITCHEN/BREAKFAST ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset ceramic hob with extractor over and eye level oven. Integral fridge/freezer, space and plumbing for washing machine, space for further appliance, breakfast bar and wall mounted boiler.

LIVING ROOM:

Window to side. Feature panelled wall and patio doors to:

CONSERVATORY:

Triple aspect with French doors to the garden. Currently used as a dining room.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear and feature panelled wall.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to rear and feature panelled wall.

BATHROOM:

Window to front. Panelled bath with rainfall shower over, vanity cupboard with wash hand basin and WC. Airing cupboard with hot water tank and shelving.

OUTSIDE:

To the front there is a good sized garden with a path to the front door, two allocated parking spaces and gated access to:

REAR GARDEN:

Patio area adjacent to the house extending via a path to the rear where there is a shed. The remainder is laid to lawn with a shrub bed to the side.

TENURE & SERVICES:

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

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