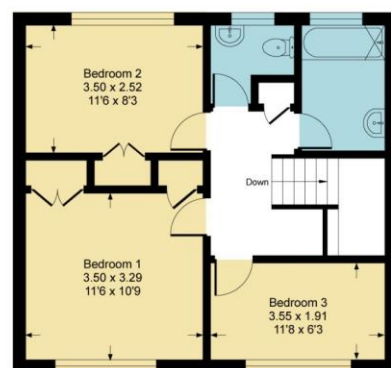
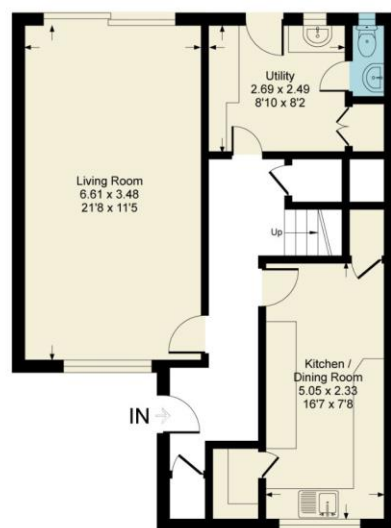


St. Nicholas Close, SP11
Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft

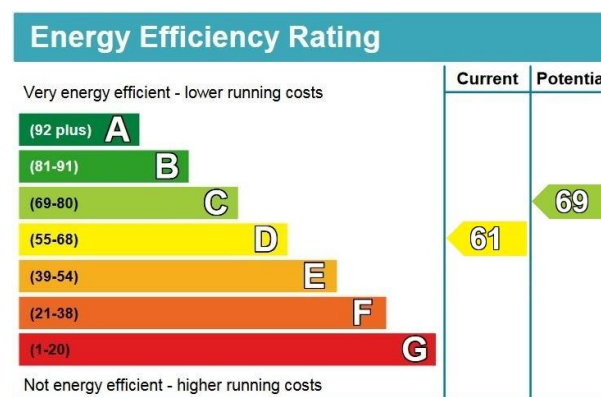


First Floor



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



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.



St Nicholas Close, Ludgershall

Guide Price £335,000 Freehold

- Entrance Hallway
- Kitchen/Dining Room
- Cloakroom
- Family Bathroom & WC
- Practical Rear Garden
- Dual Aspect Living Room
- Utility Room
- Three Bedrooms
- Driveway Parking
- Borders Open Countryside

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DESCRIPTION: Set in a beautiful location bordering open countryside with views towards Collingbourne Woods, this three-bedroomed, terraced house combines the tranquillity of a rural outlook with proximity to numerous local amenities. Deceptively spacious throughout, the well-presented accommodation comprises a ground floor with an entrance hallway, a kitchen/dining room, a practical and good-sized utility room, a cloakroom and a dual aspect living room which also has space for dining. The first floor provides three bedrooms and a family bathroom with a separate WC. Outside, there is driveway parking to the front of the property and to the rear, a practical, low-maintenance garden with views over the neighbouring countryside.

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, a 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, which provides access to both London and the West Country. St Nicholas Close is a small cul-de-sac on the northern edge of Ludgershall, accessed from the A342 Andover Road via Biddesden Lane.

OUTSIDE: The property frontage includes a block paved driveway with steps down to the front door via a block paved pathway.

ENTRANCE HALLWAY: Door to built-in cloaks storage cupboard and door to an additional built-in storage cupboard. Stairs to first floor. Internal glazed doors to:

KITCHEN/DINING ROOM: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. One and a half bowl stainless sink and drainer, inset ceramic hob with an extractor over, built-in, eye-level double oven/grill and a freestanding fridge/freezer. Door to a built-in, walk-in pantry with shelving and an undercounter freezer. Low-level door to a built-in, understairs storage cupboard. Radiator. Space for dining.

UTILITY ROOM: Window to the rear and an external door providing access to the rear garden. Eye and base level cupboards with worksurfaces and matching backsplash panels. Inset belfast sink, freestanding washing machine, fridge and freezer. Door to a built-in, shelved storage cupboard. Door to:

CLOAKROOM: Window to the rear. Close-coupled WC and a hand wash basin.

LIVING/DINING ROOM: A good-sized, dual-aspect living/dining room with a window to the front and sliding patio doors to the rear providing access to the rear garden and raised, decked seating area. Parquet flooring throughout. Feature fireplace with an electric fire set on a granite hearth. Radiators and space for dining.

FIRST FLOOR LANDING: Door to a built-in airing cupboard with shelving, housing a hot water cylinder. Loft access.

BEDROOM ONE: Double bedroom with a window to the front. Double doors to a built-in wardrobe cupboard plus a door to an additional wardrobe cupboard. Radiator.

BEDROOM TWO: Rear aspect double bedroom with views over open countryside towards Collingbourne Woods. Double doors to a built-in wardrobe cupboard. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the front. Radiator.

FAMILY BATHROOM: Window to the rear. Fully tiled bath enclosure with a panelled bath and an electric shower over. Pedestal hand wash basin and a heated towel rail.

WC: Separate WC with a window to the rear. Close-coupled WC, hand wash basin and a radiator.

REAR GARDEN: Practical, low-maintenance rear garden with a raised decked seating area adjacent to the rear of the property affording views to open countryside beyond the rear boundary of the property. External tap and power socket. Steps down to a path leading to a shed and gated rear access with lawn to either side of the path. Mature hedging and shrub border. External floor-standing oil-fired boiler and bunded oil tank. There is space for parking off the lane that runs behind the rear garden.

TENURE & SERVICES: Freehold. Mains drainage, water 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.

