





21 Old Common Way, Ludgershall

£300,000

3 1 2





This charming property on Old Common Way, Ludgershall, offers a well-designed layout across two floors. The ground floor features a reception room, perfect for relaxation and entertaining, alongside a generously sized kitchen and dining area ideal for family meals. The kitchen offers a selection of wall hung and base level units. A conservatory adds extra living space and natural light. Upstairs, the home boasts three bedrooms, with the main bedroom offering ample space and storage. A family bathroom completes the first floor. The property's clever design maximizes space usage, creating a comfortable and functional home. Externally to the rear the garden is private and overlooks open green spaces. The garden is a mixture of patio, lawn, and shrubs, trees and bushes. There is a front garden enclosed with a picket fence surrounding and driveway parking.

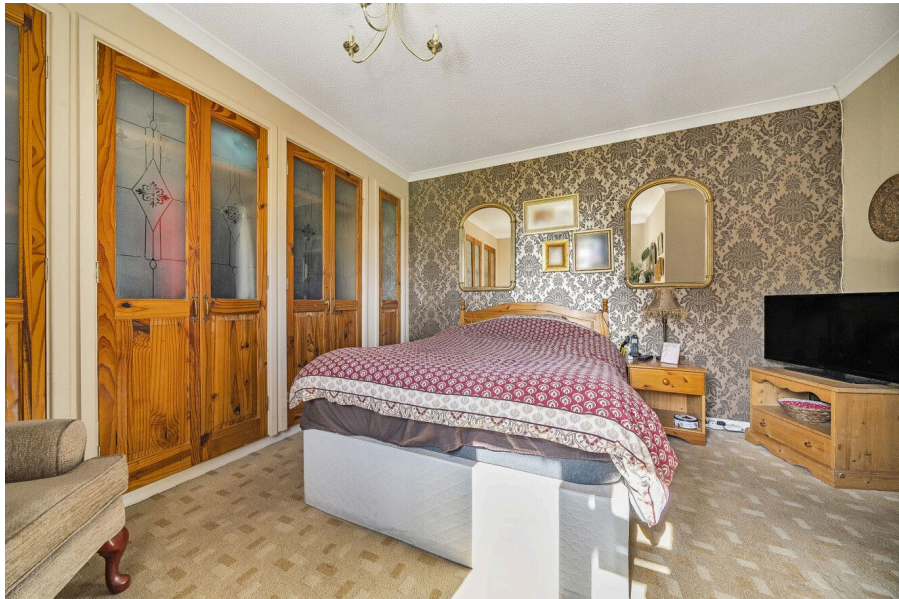
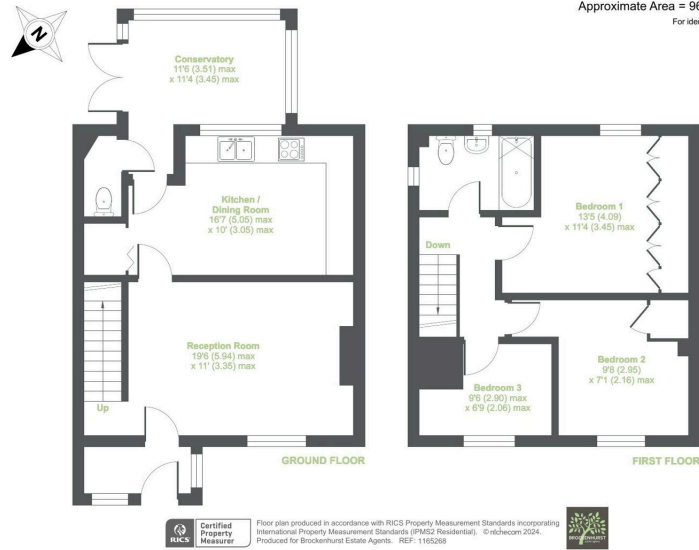




## Old Common Way, Andover, SP11

Approximate Area = 960 sq ft / 89.2 sq m

For identification only - Not to scale



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	