



9 Gardner Avenue, Ludgershall, Andover, SP11 9UB
Guide Price £435,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this beautifully presented four bedroom detached family home situated on a popular development built by Foreman homes and situated in Ludgershall. The well thought out accommodation comprises an entrance hall, cloakroom, kitchen diner and a living room overlooking the garden. Upstairs is home to a master bedroom with built in wardrobes and ensuite shower room. A guest room with another ensuite shower room, two further bedrooms and a family bathroom. There is an integral door to the garage and utility area which benefits from lighting, power and running water. The rear garden is sat on a favorable plot with a patio area and a lawn with tree and shrub borders. In front of the garage is a driveway for multiple cars.



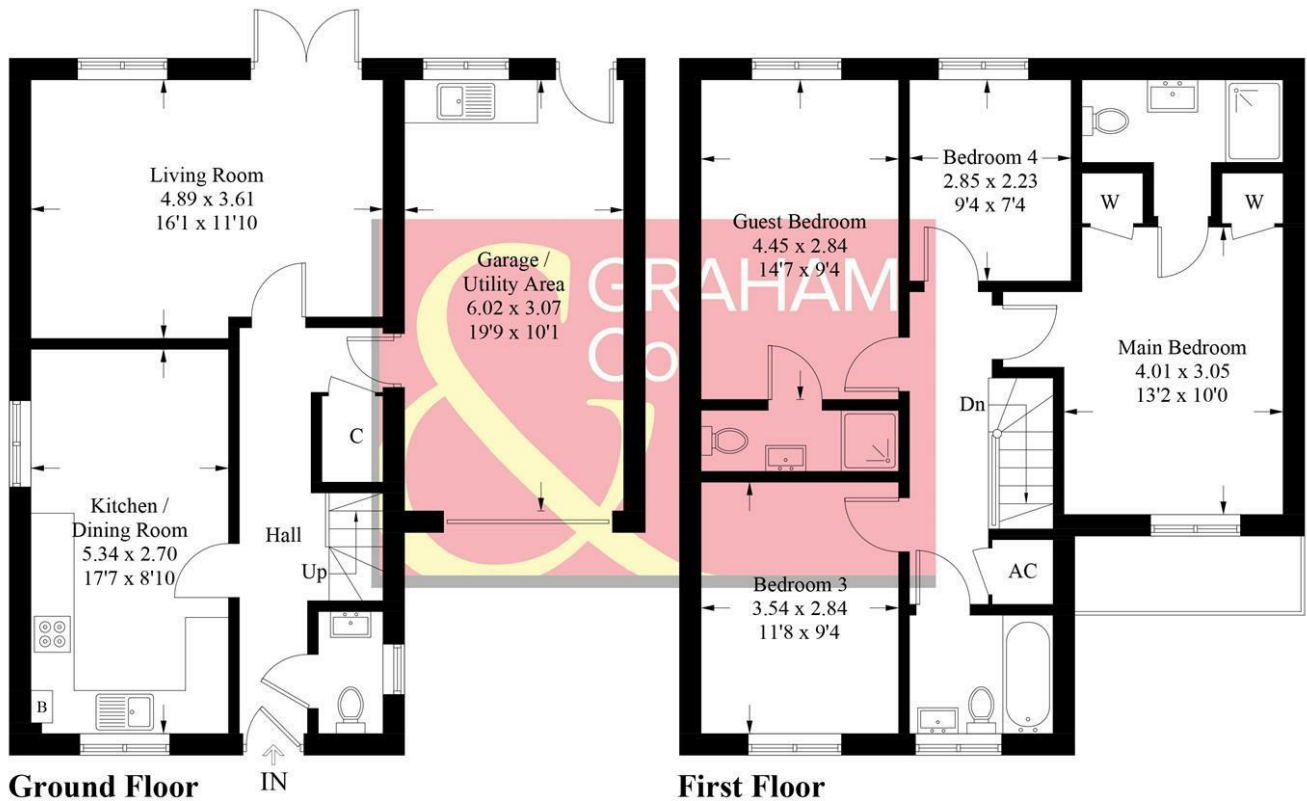


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations provide services to London Waterloo, with Pewsey station providing access to London Paddington. Andover is approximately 8 miles, Pewsey is approximately 10 miles, Marlborough is approximately 14 miles and Salisbury is approximately 18 miles.



Gardner Avenue, SP11

Approximate Gross Internal Area = 129.1 sq m / 1390 sq ft
(Including Garage)



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1179790)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B	85	87
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.