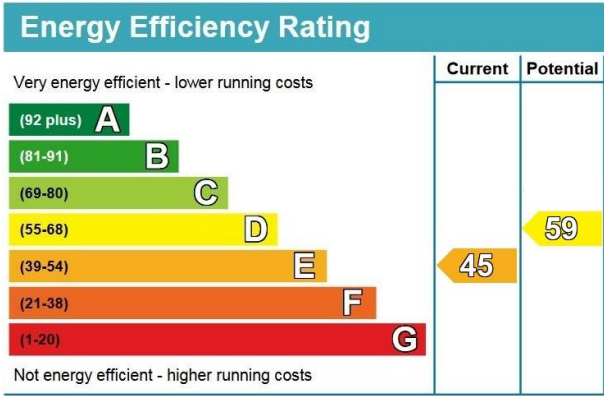




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Andover Road, Ludgershall

Guide Price £325,000 Freehold

- Entrance Hallway

• Kitchen/Dining Room

• Three Bedrooms

• Attractive & Practical Gardens

• Close to Amenities
- Dual-Aspect Living Room

• Utility Room

• Family Bathroom

• Gated Parking

• Proximity to Schools

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.





Beautifully presented throughout and enhanced by the current owners during recent years, this three-bedroomed semi-detached house benefits from an excellent location close to numerous local amenities along with schools catering for all age groups. The property offers a perfect opportunity to become a first family home with the accommodation comprising an entrance hallway, a cosy, dual-aspect living room complete with a wood-burning stove, a good-sized kitchen/dining room with a separate utility room, three bedrooms and a family bathroom. Outside there are attractive and good-sized garden spaces to both the front and the rear. A low-maintenance garden occupies the front of the plot, whilst to the rear is a tranquil, practical, mature garden with a covered seating area and gated access for parking.

The entrance hallway, located centrally at the front of the ground floor, provides access to the dual-aspect living room to one side with French doors opening out to the rear garden and the wood-burning stove set within an original open fire recess, on a granite hearth. The good-sized kitchen/dining room also has a dual-aspect with French doors again opening out to the rear garden and features attractive solid wood worksurfaces and decorative tiling. The utility room is accessed from the rear of the kitchen/dining room and also includes a solid wood worksurface over space and plumbing for a washing machine and tumble dryer, plus space for a fridge freezer. On the first floor, there are two front-aspect double bedrooms, both including built-in wardrobe storage, along with a good-sized single with a window to the rear, all serviced by the family bathroom.

The garden areas are a particular and attractive feature of the property. There is gated access to the front garden from Andover Road with the garden laid to lawn with mature flower, shrub and herbaceous borders. A path leads to the front door and on to one side of the property, providing access to the rear garden which has a mix of hard standing, raised mature borders, a garden pond, a covered seating area plus a garden shed and a greenhouse. Double gates at the rear boundary open to provide parking alongside a pedestrian gate, accessed via Fleming Close.

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. The property can be found on Andover Road, just east of its junction with Central Street. There is access to the rear of the property via Fleming Close via Central Street where there are marked parking bays.

