



Merle Cottage, 13 St. James Street, SP11 9QF

Guide Price £350,000



Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Welcome to Merle Cottage, situated on St James Street in Ludgershall, this characterful home offers living space set over two floors, featuring a selection of exposed beams.

The ground floor features a Kitchen/Breakfast Room. Adjacent is the Living Room with French doors leading to the rear garden. The living room flows into a separate Dining Room. Completing the ground floor is a Bathroom equipped with a bathtub, shower, WC, and sink.

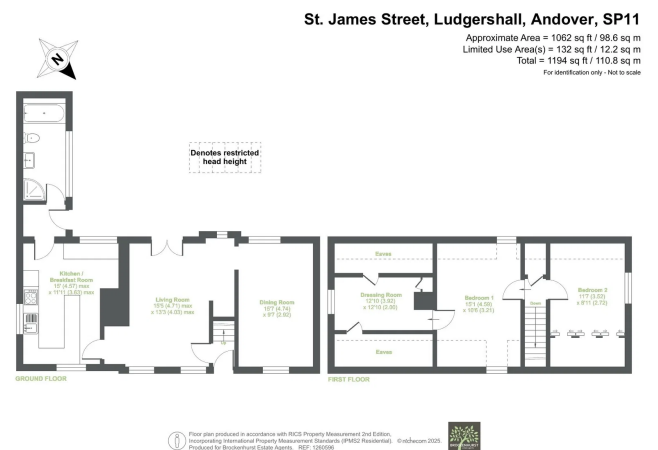
Upstairs, the first floor includes two bedrooms. A Dressing Room offers flexible space for storage or a walk-in wardrobe. The floor also benefits from eaves storage, maximizing use of space throughout.

Outside, the property benefits from a rear garden measuring approx. 23m in length, that features a pond, and driveway parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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