



72 Andover Road, Ludgershall, Andover, SP11 9NA
Guide Price £250,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this refurbished character cottage offered for sale with NO CHAIN and positioned in the popular town of Ludgershall to the west side of Andover. The property itself benefits from an entrance hall, sitting room and seperated dining room, new fitted kitchen and a new fitted ground floor shower room. To the first floor there are two bedrooms and a new fitted bathroom, central heating and double glazing. Outside there is a long garden to front and a courtyard garden to rear.



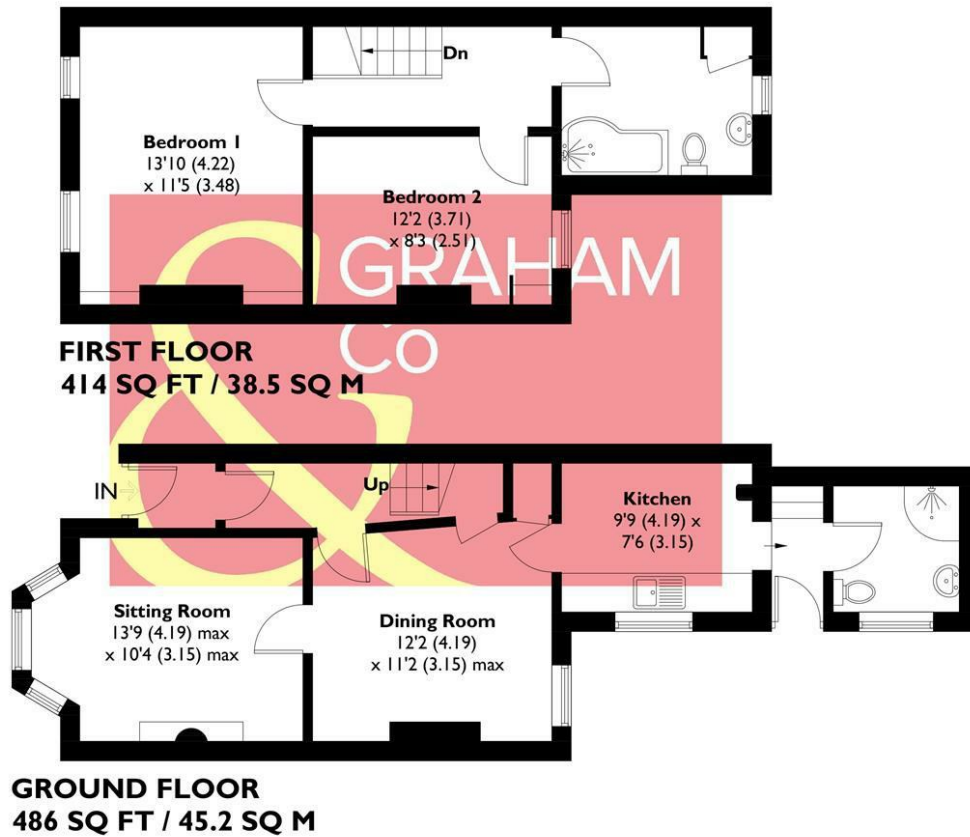


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursery, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations 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.





APPROXIMATE GROSS INTERNAL AREA = 900 SQ FT / 83.7 SQ M



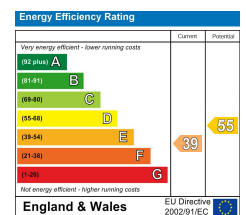
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1289883)
Produced for Graham & Co

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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.

