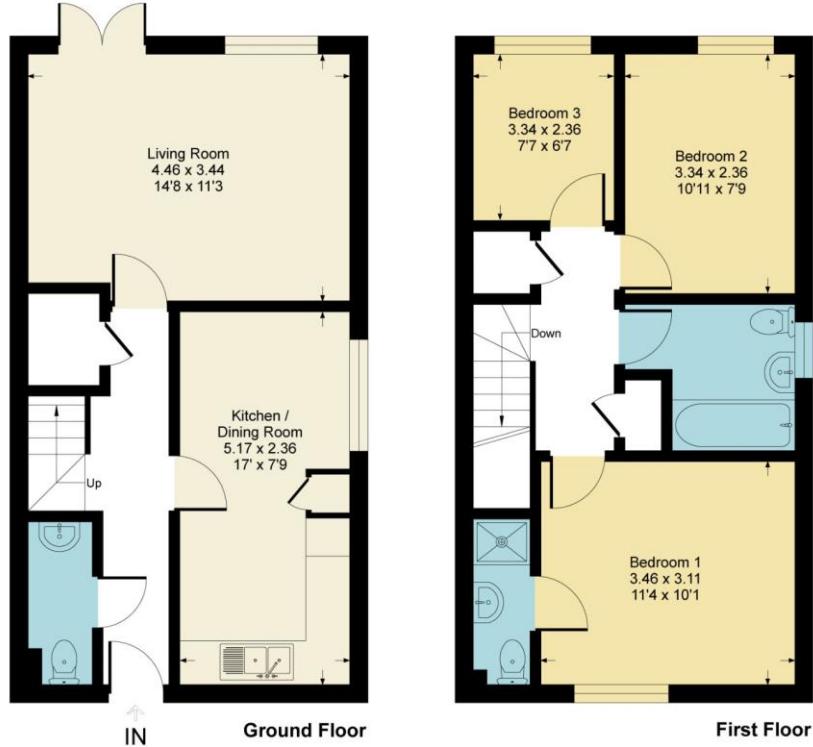


Pillens Road, SP11  
Approximate Gross Internal Area = 78.2 sq m / 842 sq ft



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.

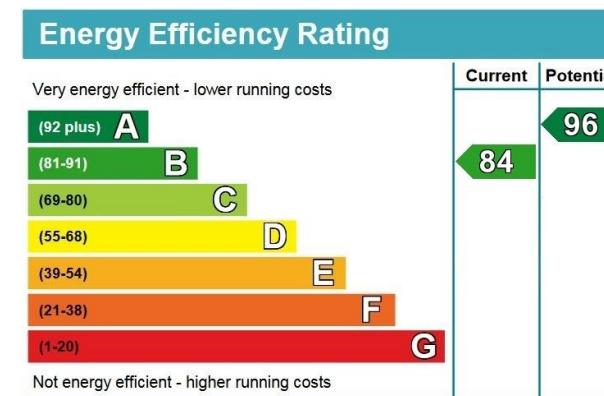


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ESTATE AGENTS



**Pillens Road, Ludgershall**

**Guide Price £325,000 Freehold**



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.

- **No Onward Chain**
- **Entrance Hallway**
- **Cloakroom**
- **Living Room**
- **Kitchen/Dining Room**
- **Two Further Bedrooms**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Borders Open Countryside**
- **Close to Schools & Amenities**

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**DESCRIPTION:** Available to the property market with No Onward Chain, this modern, three-bedroomed, semi-detached house has a quiet location on the southern edge of Ludgershall, with open countryside literally just a stone's throw away along with proximity to schools catering for all age groups and numerous local amenities. The property benefits from driveway parking for at least two vehicles, whilst the accommodation comprises an entrance hallway, a cloakroom, a good-sized kitchen/dining room, a living room, a master bedroom suite, two further bedrooms and a family bathroom. Outside, there is a practical, low-maintenance garden to the rear.

**LOCATION:** 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. Pillens Road is located on the southern edge of Ludgershall, off Simonds Road.

**OUTSIDE:** A path leads to the front door of the property through a front garden with mature box hedging. The driveway parking is located to one side of the property with gated access into the rear garden.

**ENTRANCE HALLWAY:** Door to a built-in, under stairs storage cupboard housing the consumer unit. Stairs to the first floor. Radiator. Door to:

**CLOAKROOM:** Close-coupled WC, pedestal hand wash basin and a radiator.

**KITCHEN/DINING ROOM:** Good-sized, open-plan kitchen dining room with windows to both the front and to one side. The kitchen is arranged to the front of this open-plan space and includes a range of eye and base level cupboards and drawers with worksurfaces and matching upstands over. One-and-a-half bowl stainless-steel sink and drainer, an inset gas hob with a glass splashback and an extractor over. Built-in, eye-level oven/grill, integrated fridge freezer and space and plumbing for a washing machine. Cupboard housing a wall-mounted gas boiler. The dining area is arranged to the rear of the space.

**LIVING ROOM:** Rear aspect living room with French doors providing access into the rear garden. Radiator.

**FIRST FLOOR LANDING:** Door to a built-in airing cupboard housing an unvented hot water cylinder. Loft access.

**MASTER BEDROOM SUITE:** Double bedroom with a window to the front. Radiator. Door to:

**ENSUITE SHOWER ROOM:** Recessed shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the rear. Radiator.

**FAMILY BATHROOM:** Window to the side. Fully tiled walls. Panelled bath with a shower over, close-coupled WC, pedestal hand wash basin and a radiator.

**REAR GARDEN:** Surprisingly large rear garden with a small patio area adjacent to the rear of the property, extending to a path leading to gated access to the driveway. The remainder is all laid to lawn and enclosed by closeboard fencing.

**TENURE & SERVICES:** Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

