

**Bell Street, SP11**  
Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

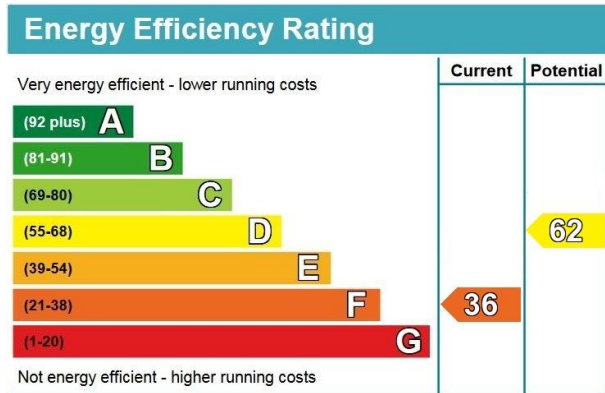


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Bell Street, Ludgershall**

**Guide Price £244,950 Freehold**



- Living Room
- Ground Floor Shower Room
- Bathroom
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Mature Rear Garden

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.

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**DESCRIPTION:**

Available to the property market, this well presented period mid-terraced house offers modern living throughout. The accommodation itself comprises a good-sized living room, an open-plan kitchen/dining room with a modern kitchen, a shower room to the ground floor and two generous sized bedrooms and bathroom to the first floor. Outside there a well established rear garden with gated access and communal parking to the front.

**LOCATION:**

Ludgershall offers a range of amenities, including a supermarket, a Post Office, newsagents, various shops, including a traditional butchers' shop, a church and schools catering for all age groups, including The Wellington Academy, 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, whilst the A303 is close at hand, offering access to both London and the West Country. Bell Street is located on Andover Road between the junctions with Meade Road and Biddesden Lane.

**OUTSIDE:**

The property frontage offers communal parking options and access to front door. The rear garden benefits from a generous patio area leading to a lawned section with the rear area laid to gravel housing a garden shed.

**LIVING ROOM:**

The front door of the property opens directly into the living room which has a front aspect with a sash-style window. A feature brick fireplace features a wood burning stove. Wall mounted electric radiator. Internal door to:

**OPEN PLAN KITCHEN/DINING ROOM:**

Rear aspect dining room with external, part glazed door accessing the rear garden. Stairs to the first floor. An original fireplace with original stove, surround and mantle. Wall-mounted electric radiator. Open plan access to a modern, well presented kitchen with window to the side. The kitchen includes a range of eye and base level cupboards and drawers with worksurfaces over tiled splashbacks. Inset ceramic sink and drainer, inset induction hob and an oven below. Integral dishwasher, space for fridge freezer and purpose built utility cupboard housing a washing machine. Door to:

**GROUND FLOOR SHOWER ROOM:**

Fitted ground floor shower room with a window to the rear. Corner shower enclosure, close-coupled WC, wall mounted corner wash basin and a heated towel rail.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**MASTER BEDROOM:**

Sash style window to the front. Feature fireplace. Wall mounted electric radiator.

**BEDROOM TWO:**

Sash style window to the rear. Built in wardrobe cupboard. Feature fireplace. Wall mounted electric radiator. Door to:

**BATHROOM :**

Window to the rear. Partly tiled bath with panelled bath with mixer tap with shower attachment. Close-coupled WC, pedestal wash basin. Heated towel rail.

**TENURE & SERVICES:**

Freehold. Mains drainage, water and electricity are connected.

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.

