

Johnson Way, SP11
 Approximate Gross Internal Area = 52.4 sq m / 565 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



Johnson Way, Ludgershall

Guide Price £117,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

- No Onward Chain
- Spacious Landing
- Kitchen
- Bathroom
- Borders Open Countryside
- Entrance Lobby
- Living Room
- Double Bedroom
- Allocated Parking
- Close to Amenities

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 with No Onward Chain, this deceptively spacious maisonette borders and has views over open countryside to the rear. Located in one corner of Johnson Way, a quiet residential road, the property benefits from an allocated parking space directly to the front and proximity to numerous local amenities. The accommodation offers scope for updating and comprises an entrance lobby and stairs leading up to a landing with doors to a living room, a kitchen, a double bedroom and a bathroom.

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. Johnson Way is located on the southern edge of Ludgershall, off Simonds Road.

OUTSIDE: The property frontage is solely set aside for allocated parking, with then the property boundary marked by wrought iron fencing. A short path leads to the front door of the property, under a canopy porch. Front door into:

ENTRANCE LOBBY: Stairs up to the accommodation, all arranged on the first floor. Radiator. Consumer unit.

LANDING: Spacious, light and airy landing with a window to the rear and views over open countryside. Door to a built-in storage cupboard. Radiator.

LIVING ROOM: Good-sized living room with a window to the rear and views over open countryside. Radiator.

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for a freestanding cooker, space and plumbing for a washing machine and space for a fridge freezer. Wall mounted gas combi boiler.

DOUBLE BEDROOM: Double bedroom with a window to the front. Double doors to a built-in wardrobe cupboard. Radiator.

BATHROOM: Window to the rear. Panelled bath with a mixer shower attachment. Close-coupled WC, pedestal hand wash basin and a radiator.

TENURE: Leasehold. A new 125-year Lease will commence on completion of sale contracts. Ground rent and annual management fee are to be confirmed.

SERVICES: 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.

