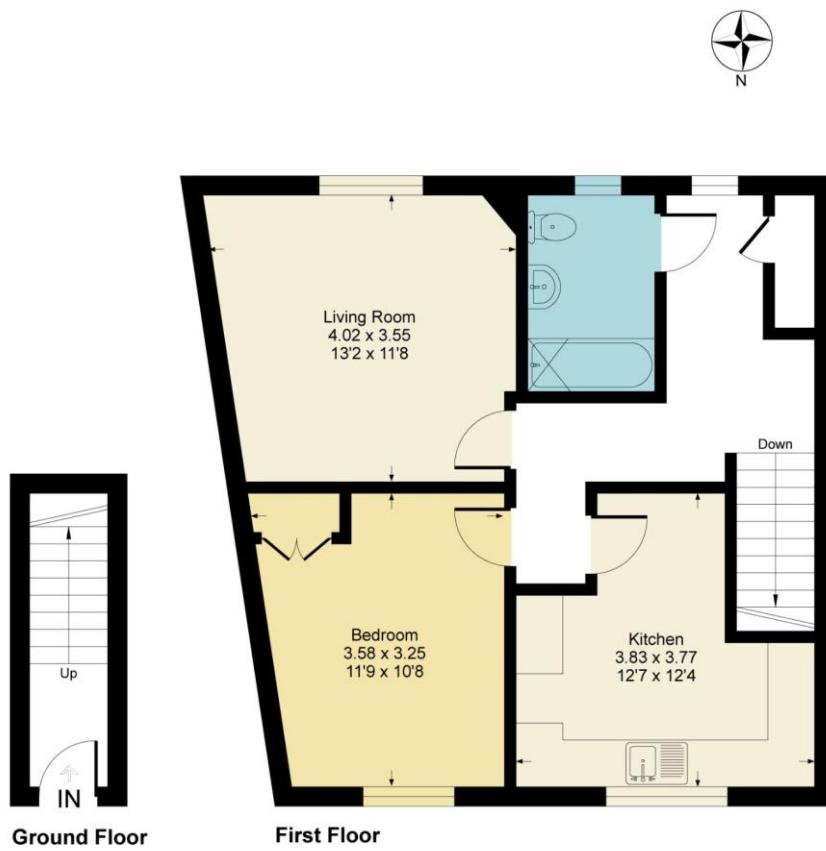


Johnson Way, SP11  
Approximate Gross Internal Area = 58.9 sq m / 635 sq ft



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 quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

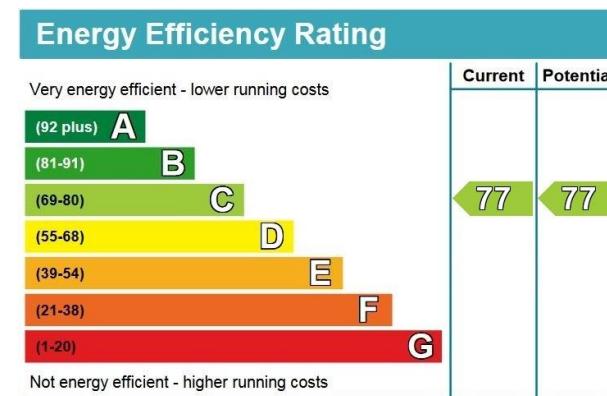


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ESTATE AGENTS



Johnson Way, Ludgershall

Guide Price £126,000 Leasehold



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.

- Entrance Lobby
- Living Room
- Double Bedroom
- Kitchen
- Bathroom
- Parking Space
- Close to Amenities
- Communal Outdoor Space
- No Onward Chain

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#### DESCRIPTION:

Available to the property market with No Onward Chain, this deceptively spacious first floor maisonette borders and has views over open countryside to the rear. Located in one corner of Johnson Way, a quiet residential road on the southern edge of Ludgershall, 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 spacious landing with doors to a living room, a kitchen, a double bedroom and a bathroom. The property also has access to communal outdoor space.

#### 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.

#### ACCOMMODATION:

Front door into **ENTRANCE LOBBY** with stairs up to the accommodation, all arranged on the first floor.

#### LANDING:

Spacious, light and airy landing with a window to the rear and views over open countryside. Loft access and fitted storage cupboard and doors to:

#### LIVING ROOM:

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

#### KITCHEN:

Window to the front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink and drainer. Space for a free-standing cooker, space and plumbing for a washing machine and space for a fridge freezer. Wall mounted gas combi boiler.

#### BEDROOM:

Double bedroom with a window to the front and fitted wardrobe cupboard.

#### BATHROOM:

Window to rear. Panelled bath with a mixer shower attachment, WC and wash hand basin.

#### OUTSIDE:

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

#### TENURE :

Leasehold. A new 125-year lease will commence on completion of sales contracts. A peppercorn ground rent applies along with an annual management fee of approximately £500.

#### 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.

