

**Eleanor Court, SP11**  
Approximate Gross Internal Area = 41.4 sq m / 445 sq ft



**First Floor**



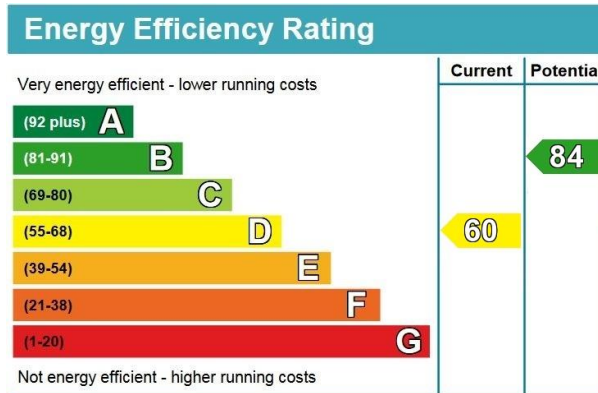
**Ground Floor**

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



**Eleanor Court, Ludgershall**

**Guide Price £160,000 Freehold**



- **Investment Opportunity**
- **Entrance Porch**
- **Appliances Included**
- **Bathroom**
- **Quiet Cul-de-Sac location**

- **Excellent % Yield Potential**
- **Open Plan Living/Kitchen/Dining Room**
- **Double Bedroom**
- **Allocated & Visitor 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**\*INVESTMENT OPPORTUNITY - SELLING WITH TENANT IN SITU - POTENTIAL YIELD RETURN OF 7.0%\***

**DESCRIPTION:** This one-bedroomed, end-of-terrace house is located in a tranquil location in the heart of Ludgershall. The property has been enhanced by the current owner and benefits from allocated parking as well as kitchen appliances. The accommodation comprises an entrance porch, an open-plan kitchen/living/dining room, a double bedroom and a bathroom. Outside, there is a communal garden area at the front of the property which wraps around to one side with access to the allocated parking area which includes visitor spaces.

**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. Eleanor Court is a quiet cul-de-sac located centrally within the town off Andover Road, via Station Approach.

**OUTSIDE:** The property is located at the far end of the cul-de-sac with a path leading from the parking area to the front door of the property through the communal garden which is laid to lawn with an outlook over mature trees and hedging. Front door into:

**ENTRANCE PORCH:** Space for cloaks storage. Consumer unit and part-glazed internal door to:

**OPEN-PLAN LIVING/KITCHEN/DINING ROOM:** Box-bay window to the side from the living space and a window to the side from the kitchen which includes a range of eye and base-level cupboards and drawers with worksurfaces over. Inset stainless steel sink. Freestanding electric cooker with a glass splashback and extractor over. Integrated washing machine and dishwasher, freestanding, undercounter fridge and freezer. Modern, electric, energy-efficient, wall-mounted heater. Stairs to first floor.

**FIRST FLOOR LANDING:** Access to a partially boarded loft space via a pull down loft ladder. The loft space offers ample headroom. Doors to:

**DOUBLE BEDROOM:** Window to the side. Double doors to a built-in wardrobe cupboard and door to a built-in airing cupboard housing the hot water cylinder. Wall-mounted electric heater.

**BATHROOM:** Window to the side. Quadrant shower enclosure, close-coupled WC, pedestal hand wash basin and a heated towel rail.

**TENURE & SERVICES:** Freehold. Mains water, drainage and electricity are connected. Electric heating. Annual management fee for communal spaces of £391.50.

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.

