



46 Simonds Road, Ludgershall, Andover, SP11 9RH  
Guide Price £375,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in the sought after town of Ludgershall with its array of shops and countryside surrounding, Graham & Co are delighted to bring to the market this impressive and well presented family home. The property itself benefits from accommodation over three floors and comprises an entrance porch leading to the entrance hall, living room, dining room and a conservatory leading to the garden, fitted kitchen with utility/boot room. To the first floor there are two bedrooms and a bathroom with stairs leading to the second floor and the third bedroom there is also gas central heating and double glazing. Outside the gardens are positioned on a corner plot having a driveway, patio and decking area, lawn with shrub beds, all enclosed.



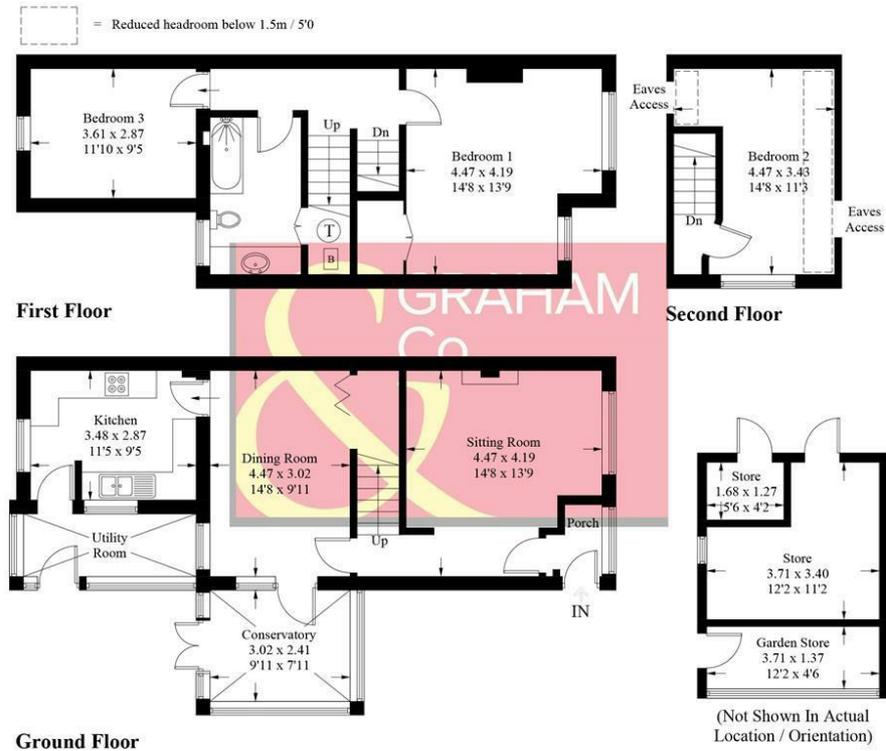


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations provide services to London Waterloo, with Pewsey station providing access to London Paddington. Andover is approximately 8 miles, Pewsey is approximately 10 miles, Marlborough is approximately 14 miles and Salisbury is approximately 18 miles.



# Simonds Road, SP11

Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft  
 Outbuildings = 18.1 sq m / 195 sq ft  
 Total = 143.1 sq m / 1540 sq ft



## PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1228327)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

