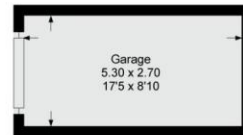


**Andover Road, SP11**  
 Approximate Gross Internal Area = 165.9 sq m / 1786 sq ft  
 Approximate Garage Internal Area = 14.3 sq m / 154 sq ft  
 Approximate Total Internal Area = 180.2 sq m / 1940 sq ft  
 (excludes restricted head height)



First Floor



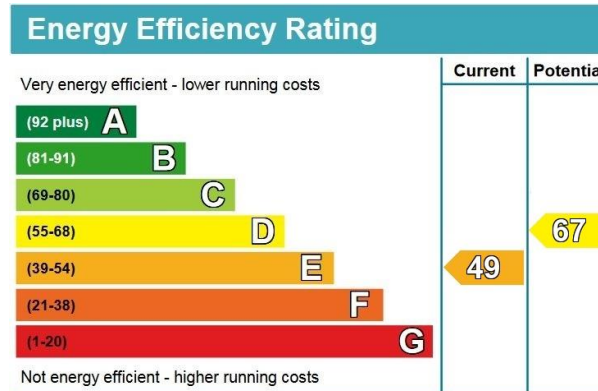
Ground Floor

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



**Andover Road, Ludgershall**

**Guide Price £375,000 Freehold**



- Hallway
- Kitchen
- Bathroom & Cloakroom
- Driveway Parking
- Secluded Garden

- Living/Dining Room
- 4 Bedrooms
- Eaves Storage
- Garage
- No Onward Chain

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:**

Offered for sale with no onward chain, this detached chalet bungalow is nicely set back from the road in the heart of Ludgershall. The accommodation comprises hallway, living/dining room, kitchen, three ground floor bedrooms with a bathroom and a second floor bedroom with a cloakroom and extensive eaves storage. To the front there is generous driveway parking leading to a garage with gated access into a south facing, secluded, garden.

**LOCATION:**

The town of Ludgershall offers a range of amenities including a supermarket, post office, newsagents, various shops, a church and schools 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 market town of Marlborough are within close proximity whilst the A303 is close at hand offering access to both London and the West Country.

**ACCOMMODATION:**

Open porch with side door into:

**HALLWAY:**

Stairs to first floor with understairs recess, airing cupboard and doors to:

**LIVING/DINING ROOM:**

Windows to front. Open fireplace with sandstone surround and timber mantle. Open access to **DINING AREA**.

**KITCHEN:**

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Free standing electric cooker with double oven, washing machine and fridge/freezer. Floor standing oil fired combi boiler.

**BEDROOM 1:**

Window to rear. Fitted wardrobe cupboard and cupboards to both sides and over the bed area.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to side.

**BATHROOM:**

Window to side. Panelled bath with electric shower over, wash hand basin and WC.

**FIRST FLOOR LANDING:**

Velux window to side. Low level cupboard and door to extensive eaves storage. Doors to:

**BEDROOM 4:**

Velux windows to two sides and fitted storage cupboard.

**CLOAKROOM:**

Velux window to side. WC and wash hand basin.

**OUTSIDE:**

To the front there is an area of lawn with mature flower and shrub beds. Gated access to rear garden and a driveway to the side offering generous parking, a further gate to the rear garden and access to:

**GARAGE:**

Single garage with up and over door, power and light.

**REAR GARDEN:**

Fully enclosed and secluded garden which is south facing. Mainly laid to lawn with a path at the side leading to a small seating area, a shed and the oil tank.

**TENURE & SERVICES:**

Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

