



21 Granby Way, Ludgershall, Andover, SP11 9GB
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a popular location, Graham & Co are delighted to bring to the market this beautifully presented modern home which is offered for sale with NO CHAIN. The property itself benefits from an entrance hall with cloakroom, fitted kitchen with open plan dining area, sitting room to rear with double doors to the garden. To the first floor there are three bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside a drive leads to the side of the property providing off road parking with the rear garden itself enclosed having lawn and patio.



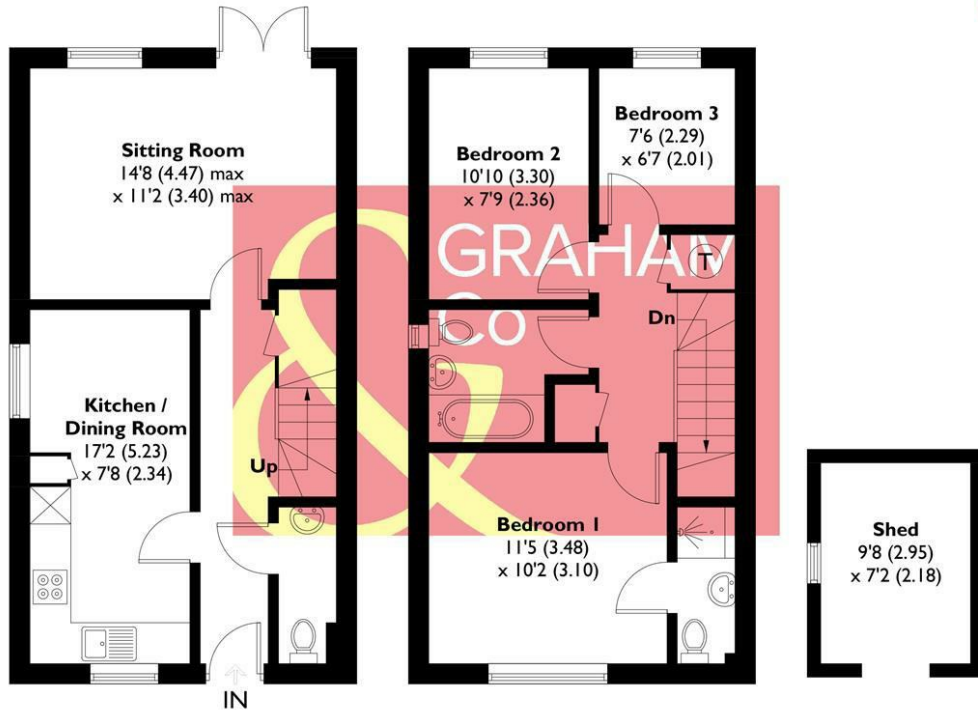


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations 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.





APPROXIMATE GROSS INTERNAL AREA = 851 SQ FT / 79.1 SQ M
SHED = 70 SQ FT / 6.5 SQ M
TOTAL = 921 SQ FT / 85.6 SQ M



GROUND FLOOR
427 SQ FT / 39.7 SQ M

FIRST FLOOR
424 SQ FT / 39.4 SQ M

(Not Shown In Actual
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1265481)
Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(95 plus) A			
(81-91) B		84	
(69-80) C			
(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: D



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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.

