



3 Primrose Road, Ludgershall, Andover, SP11 9TJ
Asking price £195,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market an excellent two bedroom house situated in popular Ludgershall. The property is offered to the market with no onward chain. Comprising of two bedrooms, lounge diner, kitchen, bathroom, rear garden and parking.



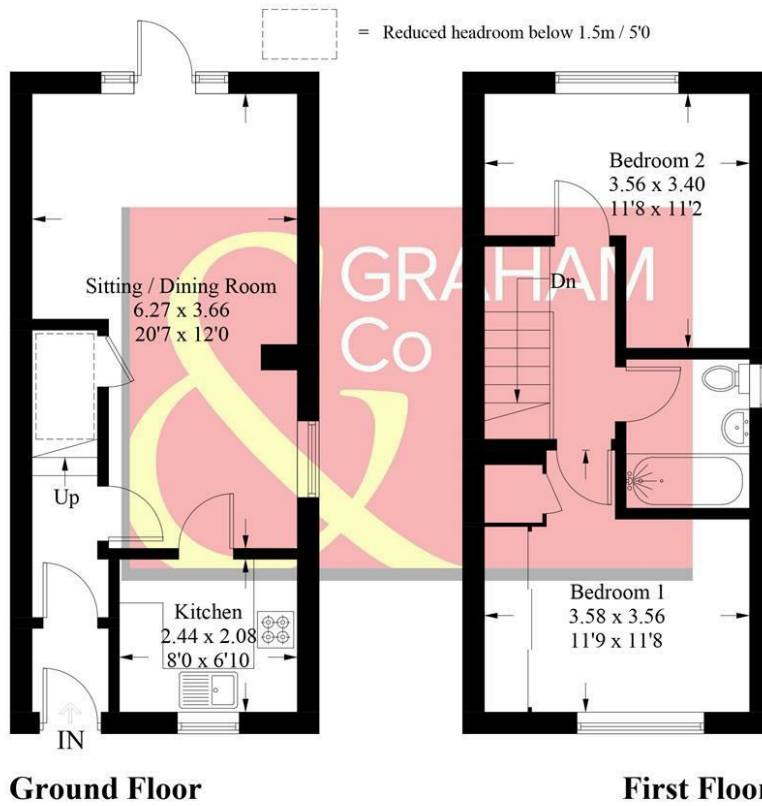


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nurse, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations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



Primose Road, SP11

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



Ground Floor

First Floor

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 (ID720095)

DIRECTIONS

From the High Street Ludgershall, proceed to the War Memorial and turn right. Proceed over the railway bridge and take the next turning left into Astor Crescent, and then follow the road round until you come to Camomile Drive, then turn right onto Primose Road.

Energy Efficiency Rating		Current	Potential
100 (most)	A		
81 (A1)	B		
69 (B1)	C		
55 (C1)	D		
39 (D1)	E		
21 (E1)	F		
1 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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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.