



9 Byron Close, Ludgershall, Andover, SP11 9QX  
Asking Price £285,000



## 9 Byron Close, Ludgershall Andover, Asking Price £285,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market with no onward chain this semi-detached bungalow positioned in a cul-de-sac location in the popular town of Ludgershall to the west side of Andover. The property itself benefits from an entrance porch leading to an open plan kitchen with dining area, conservatory and living room with views to front. There are two good sized bedrooms and modern shower room, oil central heating to radiators and double glazing. Outside the gardens are positioned on three sides with the front having lawn, flower and shrub beds, low ornamental wall and path to front door. The side area is paved and a driveway and garage provide off road parking with the rear garden paved and enclosed by fencing.



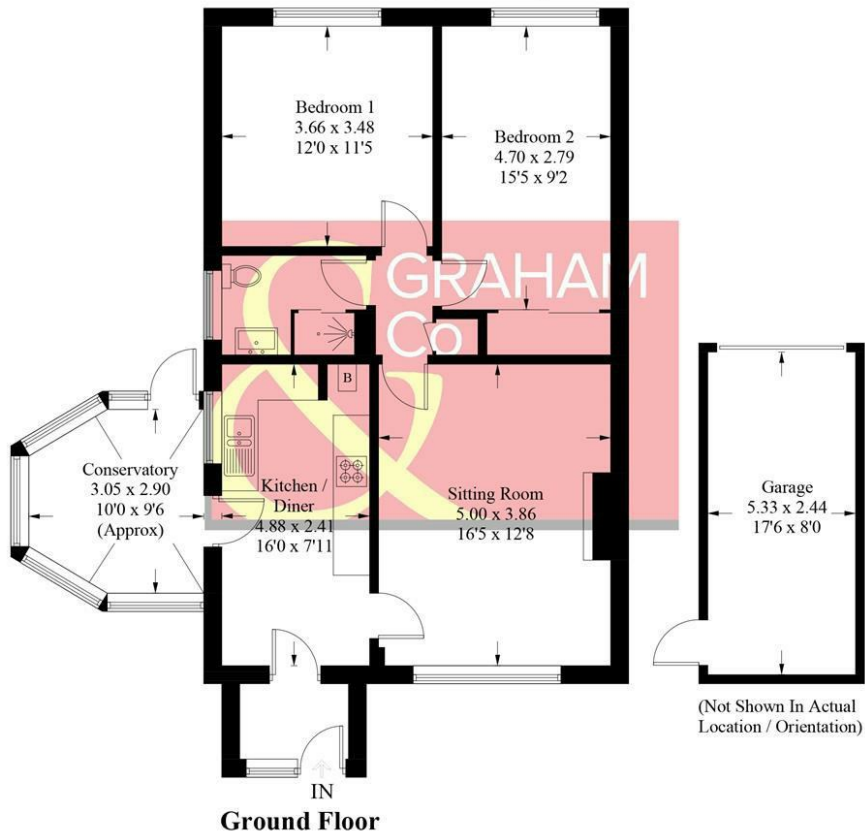


Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursery, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations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



# Byron Close, SP11

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 93.2 sq m / 1003 sq ft



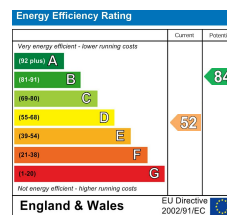
**Ground Floor**

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 (ID751897)

## DIRECTIONS

Leave Andover on the A342 signposted Devizes/Marlborough. On entering Ludgershall turn right onto the High Street then first right and Byron Close will be found on your right hand side.



Tax Band: C



**OPEN 7 DAYS**

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.