

2 HEI LIN WAY

LUDGERSHALL, ANDOVER



EVANS & PARTRIDGE







2 HEI LIN WAY, LUDGERSHALL, ANDOVER, WILTSHIRE SP11 9QH

A DETACHED BUNGALOW WITH OFF ROAD PARKING AND GARAGE STANDING CENTRALLY IN ITS PLOT WITH A SOUTHERLY FACING GARDEN AND SITUATED IN A QUIET CLOSE ON THE EDGE OF THE TOWN OF LUDGERSHALL

ENTRANCE PORCH HALLWAY SITTING ROOM TWO BEDROOMS
BATHROOM KITCHEN BREAKFAST/GARDEN ROOM CONSERVATORY
OFF ROAD PARKING GARAGE SOUTH FACING GARDEN

OFFERS INVITED AROUND: £345,000 Freehold

DESCRIPTION

A detached property providing scope and potential for improvement and remodelling (subject to any necessary consents). The property benefits from UPVC double glazing and an oil fired central heating. There is off road parking with a single garage and modest south facing garden which offers a reasonable degree of privacy. The accommodation comprises a sitting room with open fireplace, kitchen, breakfast/garden room, conservatory, 2 bedrooms and a bathroom.

LOCATION

Ludgershall is situated approximately 7 miles to the west of Andover on the edge of Salisbury Plain and offers many local amenities, including a small supermarket, two public houses, both primary and secondary schools and two doctors' surgeries. Tidworth, two miles to the west, has an excellent leisure centre and two further supermarkets. There is a mainline rail service to London (Waterloo in about an hour) available from Andover. The A303 to the West Country and London (via the M3 motorway) is within easy reach.

ACCOMMODATION

Approach	Step up to obscure glazed front door with side light. Opening into:
Entrance Porch	Quarry tiled floor. Pendant light. Multi-pane glazed door leading into:
Hallway	Leading into sitting room, principal bedroom, dining room/bedroom 2, family bathroom and kitchen. Parquet flooring. Pendant ceiling light. Wall sockets. Linen cupboard. Access point to loft hatch.
Sitting Room	Two picture windows to front aspect. Provision for open fireplace (currently an electric fire) with decorative wooden surround, mantel and quarry tiled hearth. Wall lights and pendant ceiling light. Radiator. Wall sockets. Service hatch (currently closed off) which opens into the kitchen.

Principal Bedroom	Picture windows to front aspect. Built-in wardrobes. Pendant ceiling light. Radiator.
Bedroom 2	Picture window to rear aspect. Built-in storage. Ceiling pendant light. Radiator.
Bathroom	White suite comprising of low level WC, pedestal basin, bath, Titan electric shower and white tiled splashbacks. Ceiling pendant light. Obscure glass window. Vinyl flooring. Heated towel rail.
Kitchen	Comprising of high and low level units, roll top work surfaces, 1½ bowl sink with Bristan easy fit tap, breakfast bar counter. Space for washing machine and free standing oven. Caple extractor fan. Control stats for central heating. Larder cupboard. Ceiling light point. Door from kitchen leading to:
Breakfast / Garden Room	T&G. Wooden pine ceiling. Ceiling pendant lights. Obscure double glazed door. Picture window over rear aspect. Storage cupboard. Radiator. Door leading to conservatory and garage.
Conservatory	White UPVC on brick plinths. Polycarbonate roof. French doors leading to rear patio. Wood effect flooring. Wall mounted lighting. Radiator.
Single Garage	Up and over door also housing consumer units. Ceiling light point. Picture window to side. Concrete floor. Space for work bench. Personnel door.
Outside	Off road parking for two vehicles, plus a single garage. To the front of the property there is an area of grass and paving leading to the front door enclosed with Conifer hedging providing privacy. The main garden benefits from a southerly aspect mainly laid to grass. Patio area with seating enclosed by wall to one side and hedging to the other. To the rear of the property there is a private patio area leading from the conservatory. There is also a side gate from the front drive leading to the rear garden which is mainly laid to lawn with climbers and shrubs
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Agent's Note:	Great scope and potential for improvement and remodelling (subject to all necessary consents).
Directions	SP11 9QH
Council Tax	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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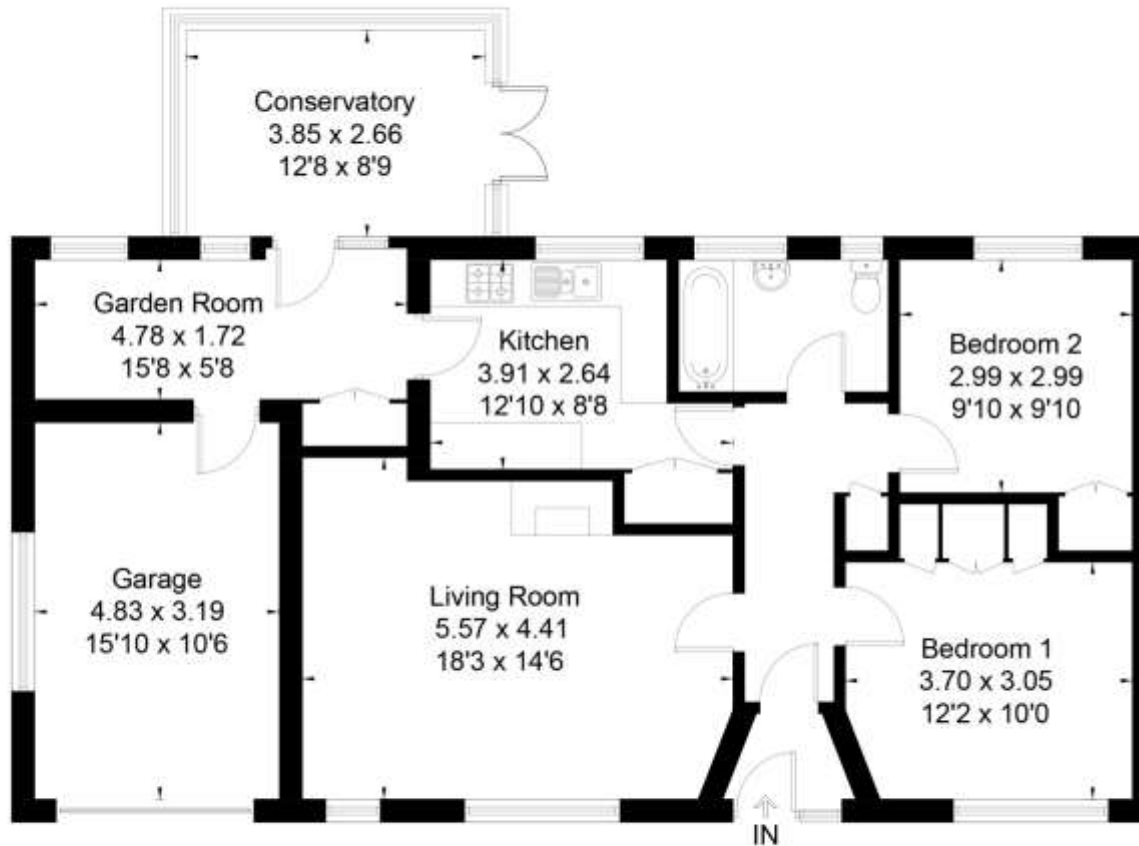
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Approximate Floor Area = 110.0 sq m / 1184 sq ft
(Excluding Shed)



Shed
2.16 x 1.50
7'1" x 4'11"

(Not Shown In Actual
Location / Orientation)

Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87450

