

2 Bed Semi-Detached In Pocock Close , Ludgershall, Andover, SP11 9WG

£250,000





SHORT DESCRIPTION

Property Ref: 14429 This beautifully presented 2-bedroom semi-detached house is located in a quiet cul-de-sac on the edge of the popular new Drummond Park estate, on the outskirts of Ludgershall. With good access to nearby Marlborough, Salisbury, Andover and the A303. This is a recent new-build house that is only 18 months old and is in excellent condition. The property is being sold with curtains/blinds fitted to all windows and there is an option to purchase some of the items of furniture. It is an ideal property for first time buyers, with NO ONWARD CHAIN. **ACCOMMODATION** **ENTRANCE HALLWAY:** Heavy duty door mat inlay, downstairs WC and staircase to first floor. **KITCHEN DINER:** Contemporary styled kitchen diner with additional cabinets recently added, space for a table and four chairs. Integrated appliances, induction hob and washer/dryer included. **LOUNGE:** Well lit lounge with French double doors leading to the patio and rear garden. Dimmer switch and LED Bulbs. **MASTER BEDROOM:** Double wardrobe with sliding doors, one of which is mirrored. **BEDROOM 2:** Built-in storage cupboard with wall-mounted combi-gas boiler. **BATHROOM:** Suite comprising pedestal wash hand basin, low-flush WC, and paneled bath with overhead shower, small shower screen and shower curtain on L-shaped rail. A wall-mounted bathroom cabinet has a heated and illuminated mirror and shaver socket. **LOFT:** A large storage space, fully insulated with raised boarding, shelving, lighting and pull-down loft ladder. **OUTSIDE:** To the front of the property there is a private two-car wide driveway, security lighting and cabling for a future EV charger. To the side of the property is a gate and pathway leading to the rear garden, with two weatherproof double mains sockets, water tap and security lighting. The low-maintenance, fully-fenced rear garden is mainly laid to lawn, with a shed and small patio. The garden backs on to the edge of the estate and is not overlooked. It has great potential to personalise. **SERVICES:** Mains water, drainage, gas and electricity are connected. Heating via gas central heating. Hi-speed internet with full-fiber (FTTP). Drummond Park Service Fee: £205/year. Property Type: Semi-detached Full selling price: £250000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: B Measurement: Total 667.362 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: self-occupied -----

2

Bed Room(s)

1

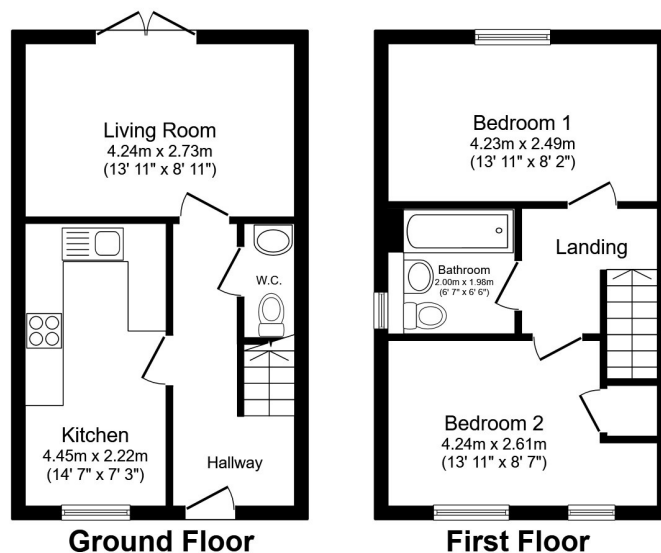
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 61.7 sq.m. (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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