



Astor Crescent Ludgershall

Ashwells are pleased to offer this two bedroom semi detached bungalow in Ludgershall. The property benefits from a living room, dining room, fitted kitchen, two good size bedrooms, bathroom, beautifully manicured gardens and comes to the market with no onward chain.

TWO BEDROOMS
BEAUTIFULLY PRESENTED
GARAGE
DRIVEWAY PARKING
TWO FIREPLACES
LIVING ROOM
DINING ROOM
FITTED KITCHEN
NO CHAIN



ENTRANCE

HALLWAY

Obscure glass panelled front door, heater, overhead cupboard and access to loft.

LIVING ROOM

Fireplace with tiled hearth, heater and window to front aspect.

BEDROOM ONE

Heater and window to front aspect.

BEDROOM TWO

Heater and window to rear aspect.

BATHROOM

Suite comprising bath with shower over, hand basin, low level wc, towel rail and obscure glass window to rear aspect.

DINING ROOM

Heater, fireplace with brick surround, storage cupboard and open plan entrance to kitchen.

KITCHEN

A range of eye and base level units with worktop over, stainless steel sink unit with swan neck mixer tap and drainer, built in oven with hob and extractor over, built in washing machine, built in fridge, windows and door to rear garden.

OUTSIDE

To the front of the property there is a well manicured garden with plant borders, driveway parking leading to the garage with an up and over door, steps to the front door and gated access to the rear garden. The beautifully manicured rear garden is mainly laid to lawn that meanders its way to the end of the garden flanked by plant borders, patio area, outside tap and a shed.



Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	87
(81-91) B	
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	70
(81-91) B	
(69-80) C	
(55-68) D	36
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Total area: approx. 66.4 sq. metres (715.1 sq. feet)

EXCLUSIVE TO ASHWELLS PROPERTY AGENT, ANDOVER
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Tel: 01264 710776
Email: sales@ashwellsestateagents.co.uk

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