



5 Elmay Houses, Ludgershall, Andover, SP11 9PA  
Asking Price £150,000





## 5 Elmay Houses, Ludgershall Andover, Asking Price £150,000

### PROPERTY DESCRIPTION BY Miss Molly Scruton

A two bedroom first floor maisonette benefiting from allocated parking to the rear. Located on Graspan Road, Ludgershall, Entering you are greeted by private stairs ascending to the first floor. Then there is the entrance hall with living room to the right and kitchen ahead. The living room provides space for furnishings with double glazed windows overlooking the garden's. There are two double bedrooms and a three piece suite family bathroom. Service charges are currently not payable although estimated to be £600 P/A.







Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, 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.

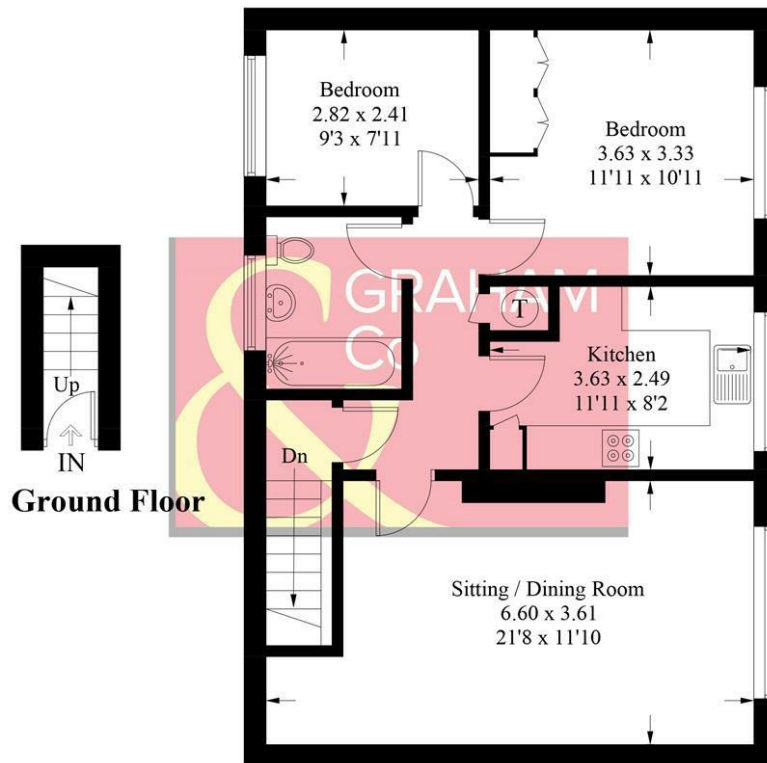
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## Elmay Houses, SP11

Approximate Gross Internal Area = 66.6 sq m / 717 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 (ID1109170)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band:



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