

# HUNTERS®

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5 Brook Close

Ludgershall, Aylesbury, HP18 9NP

£315,000

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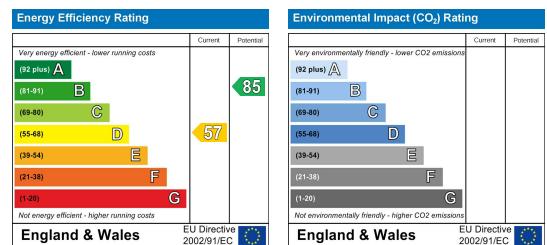
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

A well proportioned 2 double bedroom end-of-terrace house with parking for 2 vehicles and insulated potential home office in the garden. The property is offered to the market with no onward chain.

The accommodation comprises of a hall, living room with study area under the stairs, kitchen/breakfast room with built-in double oven and room for appliances, conservatory/dining room with double glazed doors to the rear garden.

On the first floor bedroom 1 is 12'8" x 9'3" and bedroom 2 12'10" x 7'4" overlooks the front garden. There is a family bathroom with shower over the bath.

Outside there is off-road parking for 2 vehicles and gardens to the front and rear. The gated side access leads to the rear garden with a detached workshop/ home office 14'10" x 6'7" with power and light, constructed 2 years ago.

Ludgershall facilities include a village hall, pub and church. There is a primary school and shop in nearby Brill, and local train stations in Bicester and Aylesbury.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.