



Willow Grove
Andover



Property Description

A charming 2-bedroom ground floor flat in a popular residential area of Andover convenient for local amenities. The property comprises of 2 bedrooms with built in storage, lounge with electric fire and kitchen. The property does require some attention to bring it up to date. There is a good size garden which is a blank canvas and side access to the garden. This is a fantastic opportunity for an investor or first-time buyer. **THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.**

Andover is a market town with several good schools. Commuters benefit from fast rail links to London (around 70 minutes) and convenient road access via the A303, connecting to the M3 and wider motorway network. This connectivity, combined with the town's beautiful surroundings and strong community spirit, makes Andover an exceptional choice for those seeking quality living in Hampshire.

Agents Note: Please note due to the nature of the sale, the property is sold as seen and has limited information available.

Accommodation

Entrance Hallway

Storage cupboard.

Lounge

13' Max x 10' 10" Max (3.96m Max x 3.30m Max)

Window to the front aspect, electric fire and radiator.



Kitchen

10' 2" x 9' 10" (3.10m x 3.00m)

A range of wall / base mounted units, window and door to the rear aspect, pantry and radiator.

Bedroom One

13' x 8' 11" (3.96m x 2.72m)

Window to the front elevation, built in wardrobe and radiator.

Bedroom Two

11' x 11' 5" (3.35m x 3.48m)

Window to the rear elevation, built in wardrobes and radiator.

Bathroom

3-piece bathroom suite with shower, window to the rear elevation, central heating boiler, extractor fan and radiator.









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

To view this property please contact Connells on

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23-25 Winchester House, Winchester Street
 ANDOVER SP10 2EA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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