

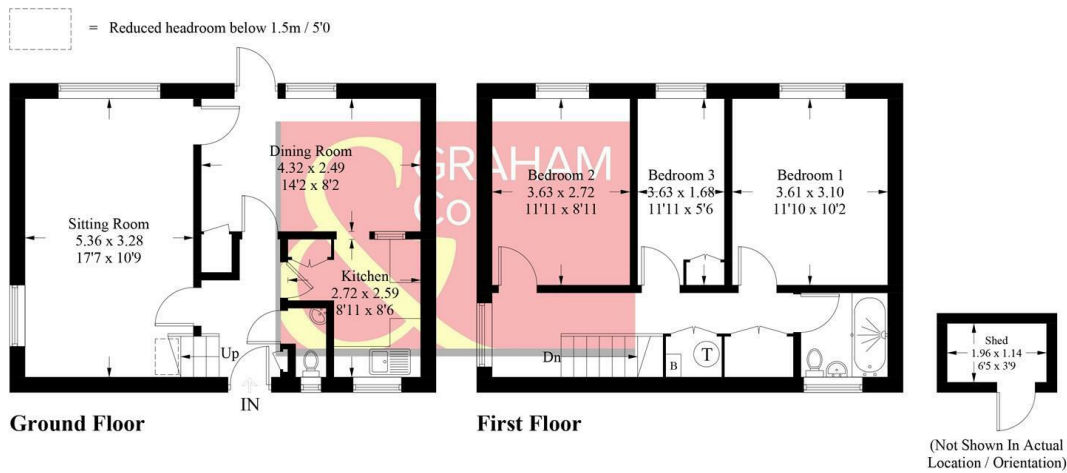
1 Hammond Square, Andover, SP10 5BT
Asking Price £199,000

PROPERTY DESCRIPTION BY *Mr Guy Sommerville*

Located on the Northern side of Andover, Hampshire. This three-bedroom end-of-terraced house offers a canvas for your vision, awaiting your personal touch to transform it into your home or investment. As you enter, you are greeted by the potential that this property holds. The ground floor boasts two generously sized reception rooms, providing ample space for family living. The well-proportioned kitchen with window to the front and a convenient downstairs toilet adds to the functional layout of the home. Ascend the stairs to discover three bedrooms, comprising two doubles and one single. Each room presents an opportunity to tailor the space to your preferences, creating cozy retreats for rest and rejuvenation. The bathroom, although in need of updating, offers the essentials and serves as a canvas for your personal style. Step outside into the enclosed rear garden currently laid to lawn brick-built shed provides practical storage solutions, while the open-plan front garden, bordered by picket fencing, enhances the property's curb appeal. Convenience is key, and this property is strategically located close to the large Tesco Extra, ensuring that your shopping needs are easily met. With easy access to the road links that Andover provides, commuting and exploration of the surrounding areas become a seamless experience. Embrace the opportunity to shape this property into your ideal home, capitalizing on its location, space, and potential. This property beckons you to create a haven that reflects your unique style and meets the needs of your lifestyle.

Hammond Square, SP10

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft
 Shed = 2.2 sq m / 24 sq ft
 Total = 86.9 sq m / 936 sq ft

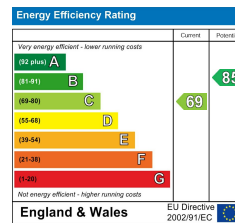


PRODUCED FOR GRAHAM AND CO

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 (ID1034244)

DIRECTIONS

Proceed from our office in London Street to the roundabout and take the 1st exit into Eastern Ave. Continue along to the Swan Court roundabout and take the second exit into New St. Continue along New St and at the mini roundabout proceed straight over to the major roundabout, and take the 2nd exit on to Newbury Rd, under the railway arch to the next roundabout. Take the turning right into Smannell Rd. Continue along Smannell Rd and take the 1st turning on the right at the roundabout into Cricketers Way, and continue round the road where Hammond Square will be on your lefthand side.



Tax Band: C



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IMPORTANT! We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.