



102 Pilgrims Way, Andover, SP10 5HR  
Guide Price £236,000



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#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market for sale with no onward chain a well presented three bedroom family home situated in Pilgrims Way. The accommodation has been renovated to a contemporary style and comprises an entrance hall, downstairs cloakroom, living room, an open plan dining room leading in to a modern fitted kitchen. upstairs there is a family bathroom and three bedrooms. Outside, the garden is fence enclosed and there is a sheltered decking area, patio and lawn.



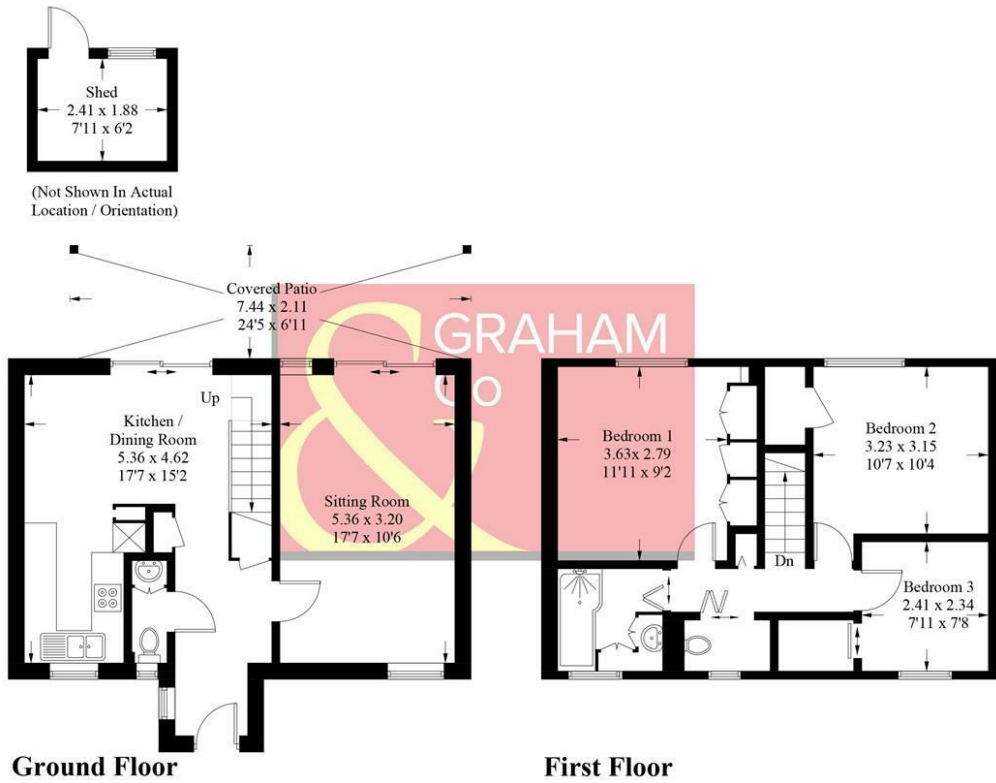


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



# Pilgrims Way, SP10

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft  
 Shed = 4.6 sq m / 49 sq ft  
 Total = 95.1 sq m / 1023 sq ft



PRODUCED FOR GRAHAM AND CO

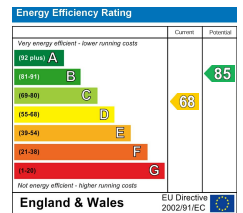
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1057261)

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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.