



86 Old Winton Road, Andover, SP10 2DB  
Guide Price £389,950



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along the sought after Old Winton Road, just a short stroll to the town centre and Ladies Walk, Graham & Co are delighted to bring to the market this detached character property. The accommodation is over two floors and benefits from an entrance hall leading to the living room with an open fireplace, separate dining room and a newly fitted kitchen, utility/cloakroom. To the first floor there are three bedrooms and a bathroom, gas central heating. Outside there is a drive providing parking for one car with the rear garden well established comprising patio and lawn abundance of flower and shrubs, garden sheds. NO CHAIN



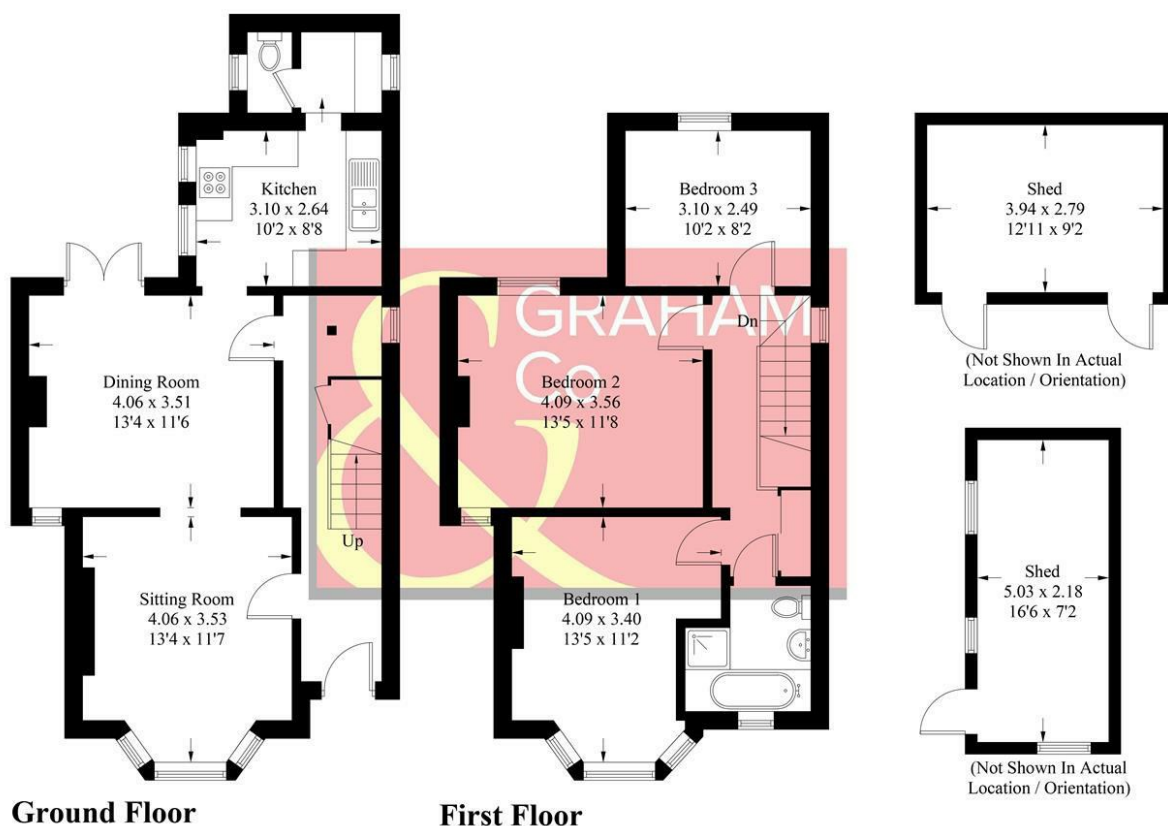


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.



## Old Winton Road, SP10

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft  
 Sheds = 22.2 sq m / 239 sq ft  
 Total = 121.8 sq m / 1311 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 (ID1074528)

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (95 plus) <b>A</b>                          |                         |           |
| (81-91) <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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Tax Band: D



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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.

