



49 Hibiscus Crescent, Andover, SP10 3WE  
Guide Price £149,950



## 49 Hibiscus Crescent, Andover, Guide Price £149,950

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are pleased to offer new to the market this well-presented ground floor maisonette situated on the sought-after Burghclere Down development on the south-western side of Andover. The property is located within easy access of local amenities and within walking distance of the town centre and mainline railway station. The accommodation comprises a social open plan living space, fitted kitchen, inner hallway with cloakroom, good sized double bedroom with en-suite bathroom. Externally there is a communal garden to the rear and two allocated parking spaces.



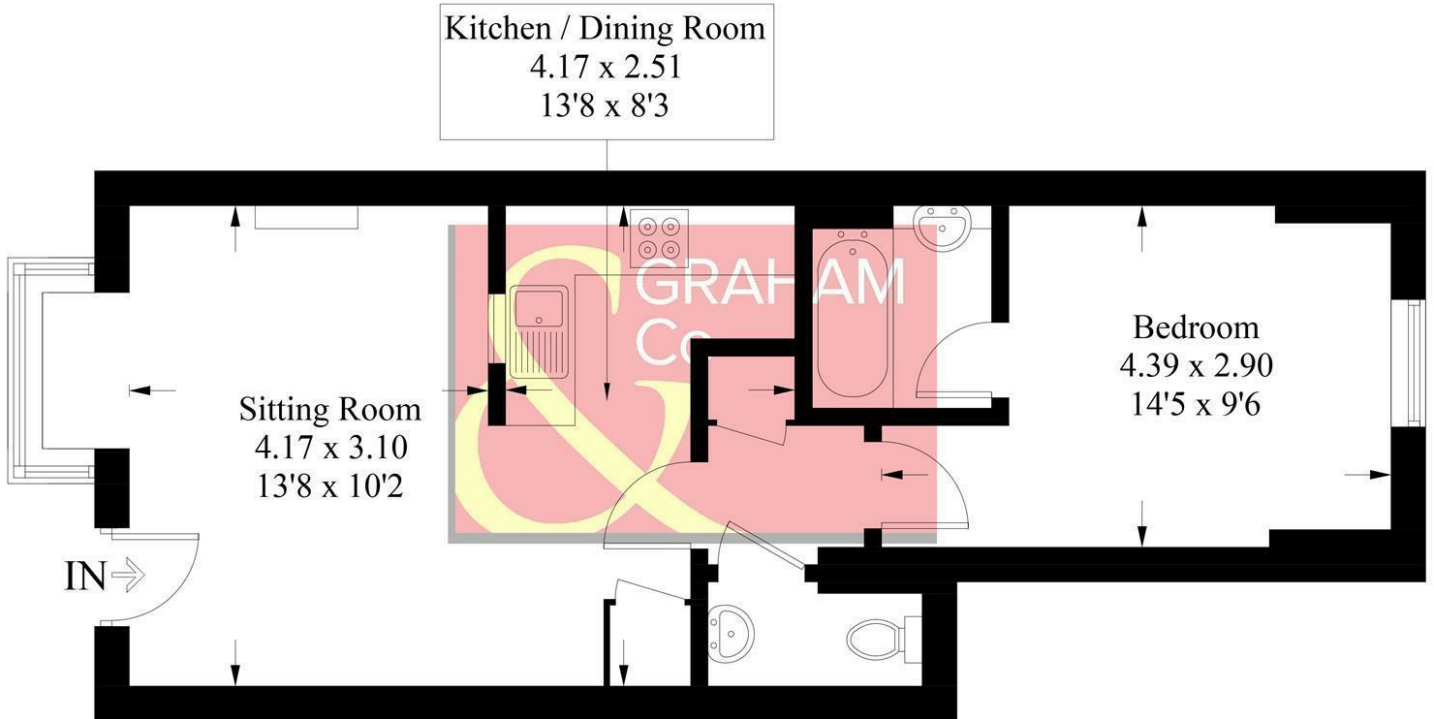


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Hibiscus Crescent, Andover, SP10

Approximate Gross Internal Area = 41.5 sq m / 447 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 (ID508094)

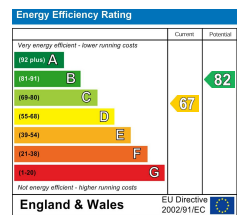
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.