



2 Dahlia Court, Andover, SP10 3QE
Asking Price £265,000



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PROPERTY DESCRIPTION BY Mr Nick King

This three bedroom home is presented in excellent condition throughout, having been meticulously modernised by the current owners. Recent renovations include, but are not limited to; new windows, fitted kitchen, floor coverings and comprehensive decoration.

The accommodation comprises of; entrance hall, living room with sliding patio doors to the garden, kitchen/diner, three bedrooms, bathroom and separate w/c.

To the rear there is an enclosed garden, with lawn, patio, shed and gated side access.





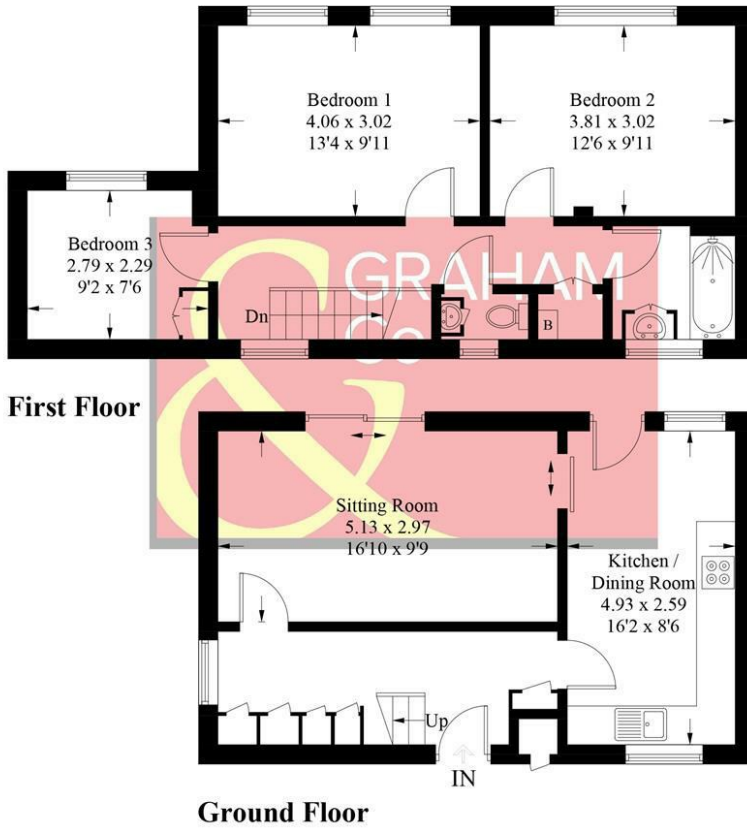
Andover Profile

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.



Dahlia Court, SP10

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft
(Including External Cupboard)



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 (ID1075546)

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95 plus) | A | | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Tax Band: C



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