



24 Junction Road, Andover, SP10 3QU
Guide Price £460,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along the sought after Junction Road just a short stroll from the train station and town centre, Graham & Co are delighted to bring to the market this impressive detached character property which has been extensively upgraded and modernised to a very high standard which must be viewed to fully appreciate. The property itself benefits from an entrance with exposed feature brick face and cloakroom, living room with feature open fireplace, family room and an open plan dining room leading to the fitted kitchen with quartz worktops. To the first floor there are three double bedrooms and a new fitted bathroom. Double glazing and a state of the art infrared heating system and Mixergy hot water tank have been installed to not only future-proof the house but also to reduce the carbon footprint while offering unparalleled economy, efficiency and control.

Outside there is parking for several cars and a large rear garden , together with a detached studio/home office.





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 boasts 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.

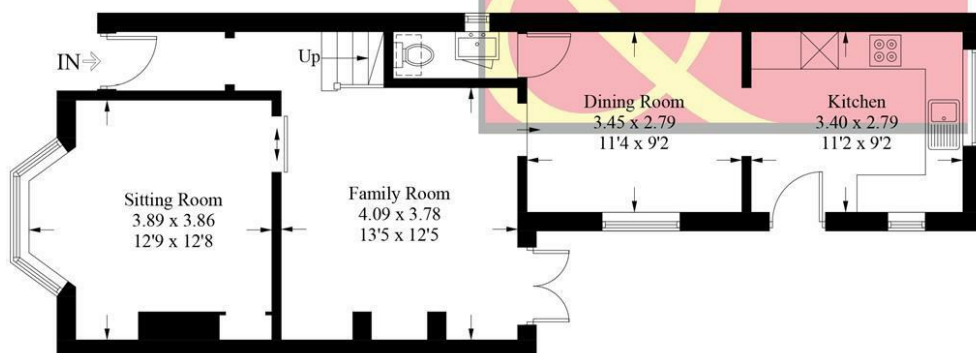


Junction Road, SP10

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
Games / Office / Gym = 26.2 sq m / 282 sq ft
Total = 136 sq m / 1464 sq ft

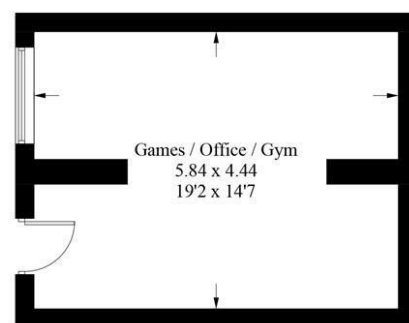


First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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 (ID1123805)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales 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.