



71 Hadrian Road, Andover, SP10 5JN  
Asking Price £225,000



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#### PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, Graham & Co offer to the market this two bedroom mid-terrace home.

The accommodation comprises; entrance porch, kitchen, living/dining room, two double bedrooms and a family bathroom. Outside the property benefits from an enclosed rear garden with gated access.





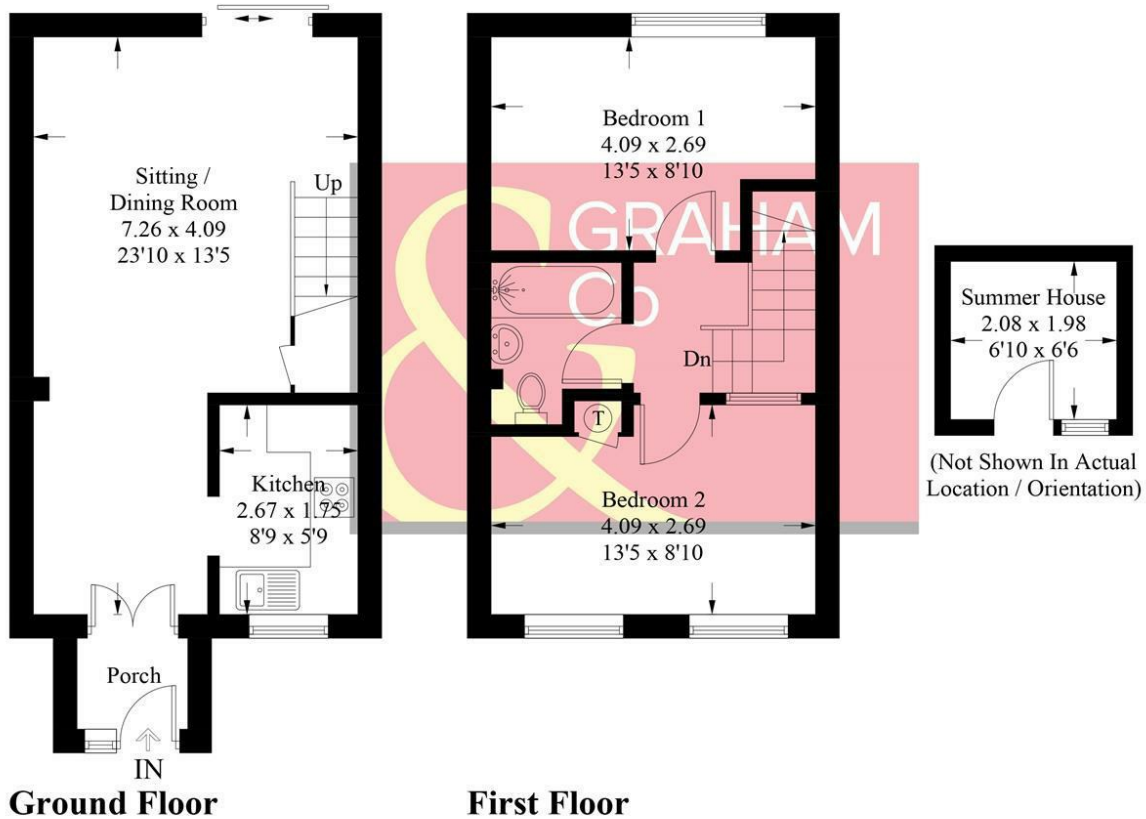
#### Andover Profile

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 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.



## Hadrian Road, SP10

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft  
 Summer House = 4.2 sq m / 45 sq ft  
 Total = 66.4 sq m / 714 sq ft



PRODUCED FOR GRAHAM AND CO

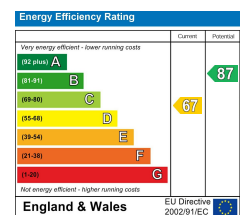
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1126186)

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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.