



116 Merino Road, Andover, SP11 6SZ
Asking Price £340,000



116 Merino Road, Andover,
Asking Price £340,000

PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market, this beautifully presented three bedroom family home. The accommodation comprises of; entrance hallway with cloakroom, dual aspect living room with patio doors leading to the garden, and an open plan modern fitted kitchen/diner. Upstairs there is a master bedroom benefitting from an ensuite shower room and built in wardrobes, two further bedrooms and a family bathroom.

Outside the rear garden is predominantly laid to lawn, but also features a patio area, shed and gated access. The property also benefits from a driveway for two vehicles, along with a 7kw electric vehicle charging point.





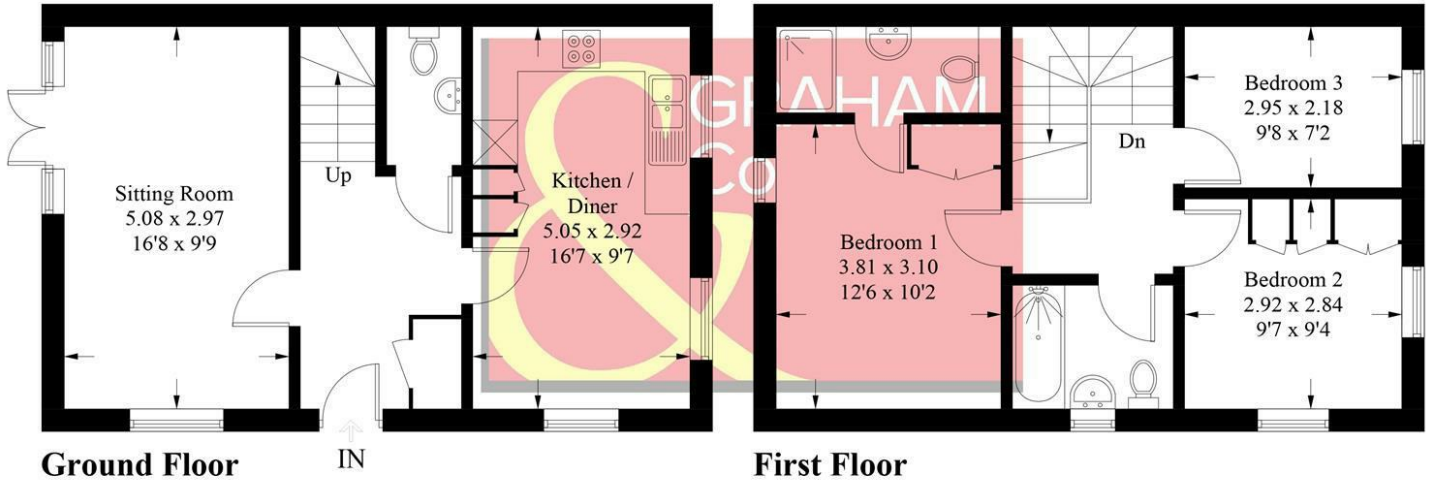
Andover Profile

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.



Merino Road, SP11

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft



PRODUCED FOR GRAHAM AND CO

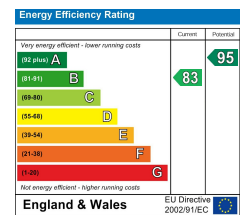
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID999693)

MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

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.