



48 Anton Road, Andover, SP10 2EN  
Guide Price £400,000





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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a sought after residential location within catchment of sought after schools and walking distance to the town centre and open countryside, Graham & Co are delighted to bring to the market this impressive semi-detached character home. The property itself benefits from an entrance hall, living room with views to front, fitted kitchen, open plan family/dining room leading to the garden and a ground floor bathroom. To the first floor there is two bedrooms one with en-suite with stairs leading to the second floor third bedroom, gas central heating and double glazing. Outside a driveway providing parking for several cars leads to the double garage with the gardens surrounding the property being lawn, flower, brick block patio area and shrub beds all enclosed. NO CHAIN







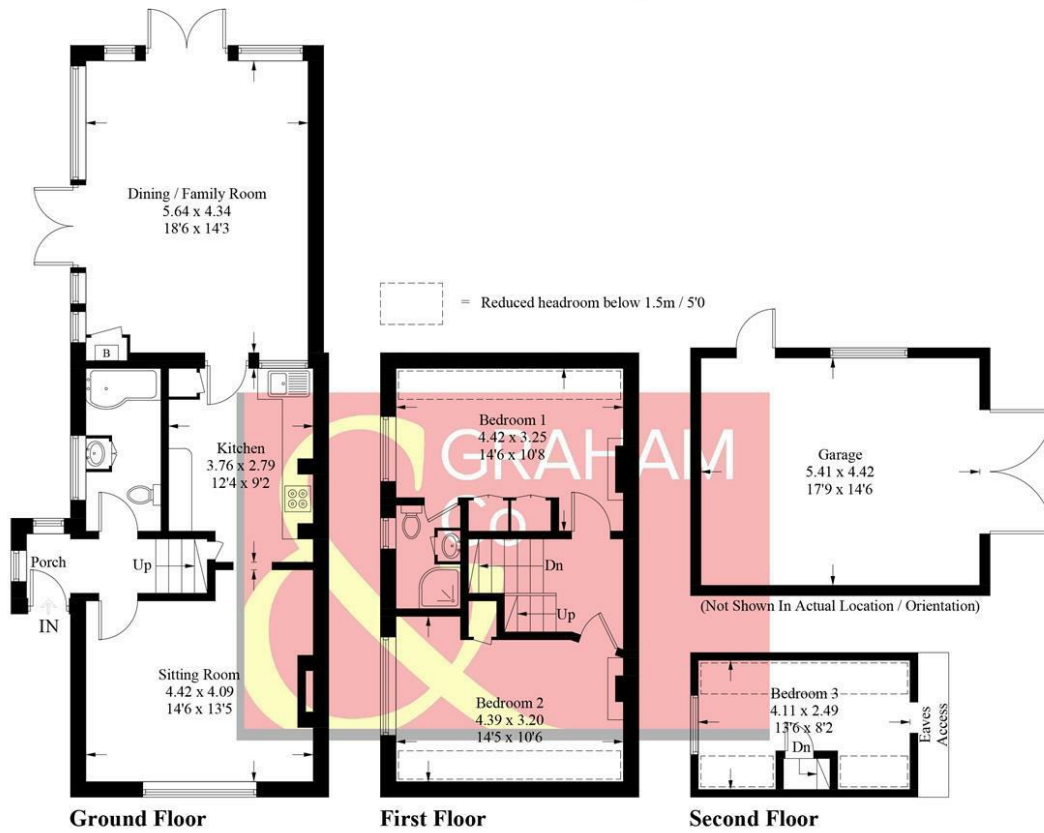
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





# Anton Road, SP10

Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft  
 Garage = 23.8 sq m / 256 sq ft  
 Total = 132.1 sq m / 1422 sq ft



PRODUCED FOR GRAHAM AND CO

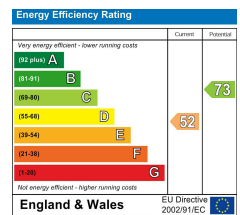
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID964619)

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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.

