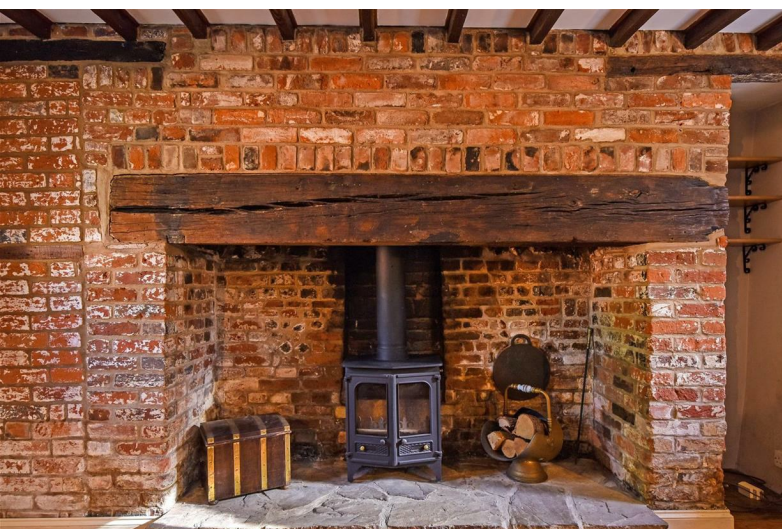




Ashwell Cottage Village Street, Thruxton, Andover, SP11 8NF
Price Guide £245,000



Ashwell Cottage Village Street, Thruxton Andover, Price Guide £245,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the picturesque and sought after village of Thruxton to the west side of Andover having great connection by road and train to London, Graham & Co are delighted to bring to the market this character semi-detached Grade II listed thatch cottage. The property itself is offered for sale with no chain and requires some upgrading with accommodation comprising living room/dining room with fireplace, kitchen with spiral staircase to first floor and a study/third bedroom. To the first floor there are two bedrooms and bathroom with shower, newly fitted electric heating system with new boiler to radiators. Outside the rear garden having decking, single path interspersed with flowers and shrubs, enclosed by fencing.



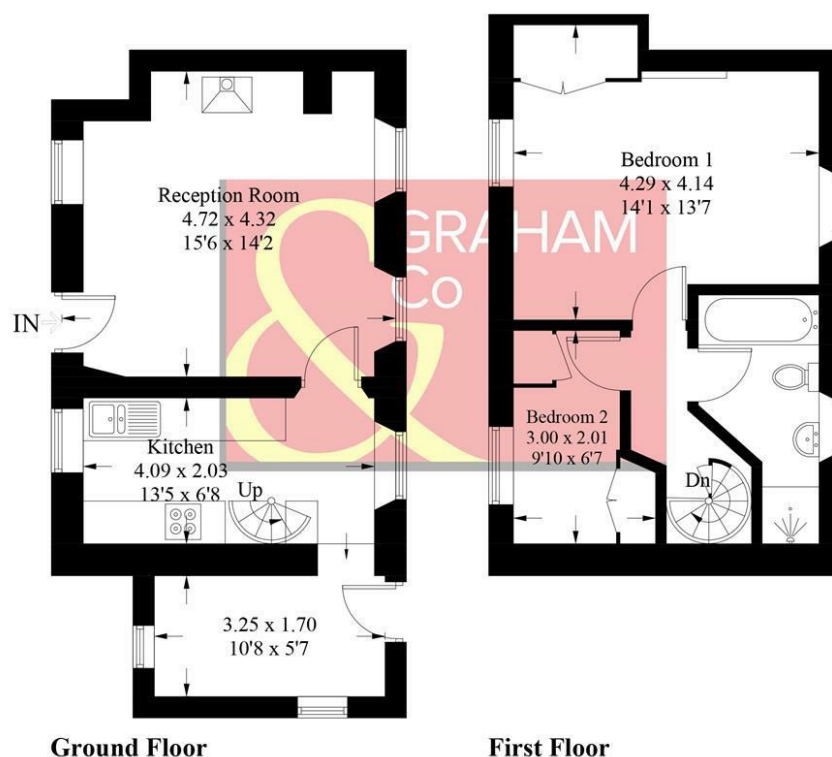


The property is set in a convenient location in the heart of picturesque Thruxton, close to the village green. Thruxton's historic medieval parish church, War Memorial Hall and a public house are all nearby. Along the Amesbury Road is a new local shop, garden centre, café and post office. At the top of the village, there is a recreation ground with a football pitch and a playground. The Weyhill Farm Shop, petrol station, cash point and convenience shop are within a short distance. The bustling town of Andover is just four miles away with a mainline station with direct services to London Waterloo in just over an hour, while the M3 is also within easy reach. The Cathedral cities of Salisbury and Winchester are both within easy reach.



Ashwell Cottage, , Village Street, SP11

Approximate Gross Internal Area = 63.9 sq m / 688 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 (ID834468)

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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		
(39-54) E		
(21-38) F		
(1-20) G	19	37
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.