



78 New Street, Andover, SP10 1DR
Guide Price £225,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain this well presented end of terraced house situated within walking distance of the town centre. Offering over 800 square feet of living space the contemporary accommodation comprises an entrance hall, living room, dining area and a galley style kitchen. Upstairs there are two double bedrooms and a four piece suite bathroom with a separate shower cubicle. The rear garden is split between lawn and a patio area with a large storage shed.



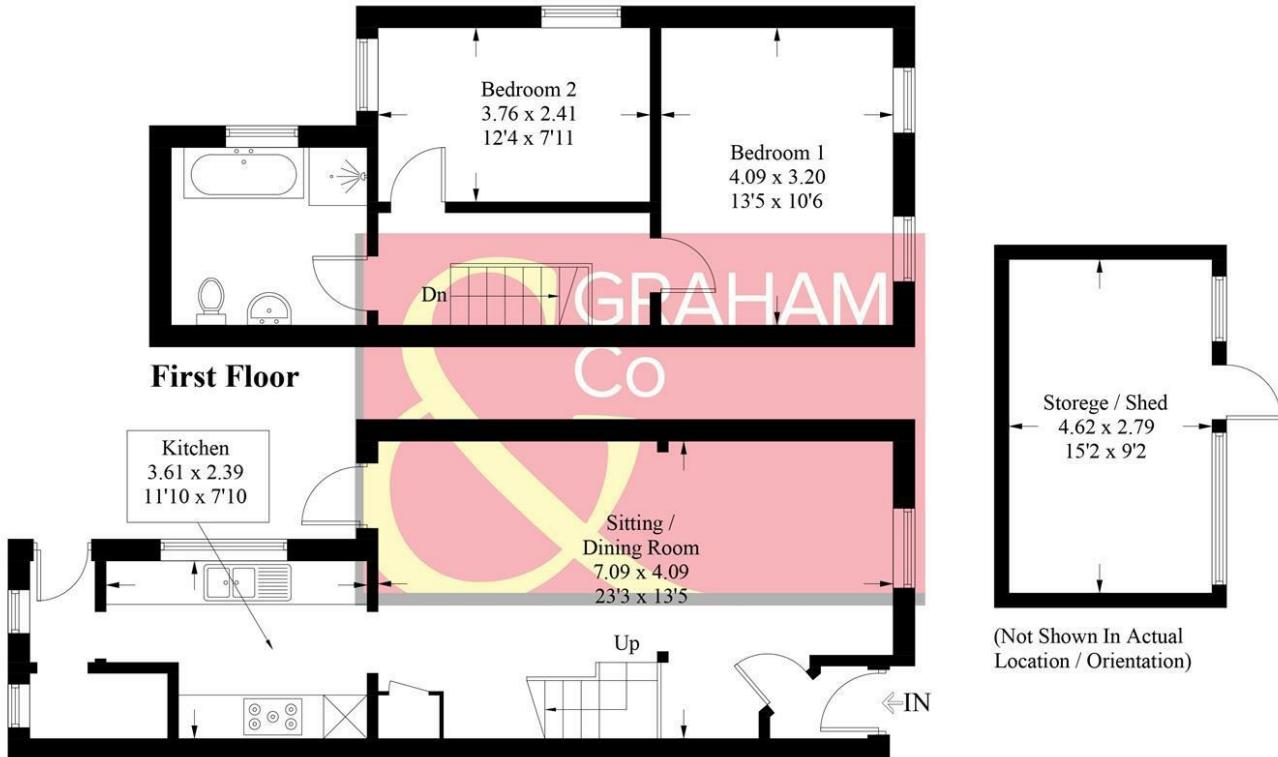


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



New Street, SP10

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft
 Storage / Shed = 12.9 sq m / 139 sq ft
 Total = 89.8 sq m / 967 sq ft



Ground Floor

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 (ID1176056)

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OPEN 7 DAYS

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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	64
(58-68) D	
(39-57) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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