

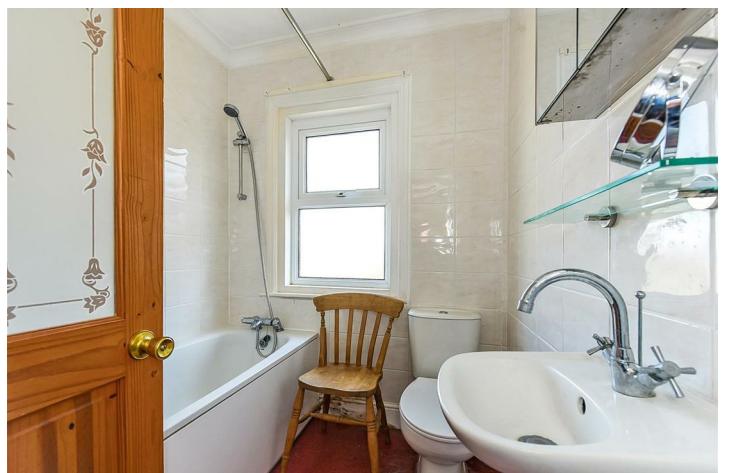
flat 2 8 Osborne Road, Andover, SP10 3HU
Guide Price £130,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a prime location within walking distance of the train station and town centre, Graham & Co are delighted to bring to the market this first-floor apartment. The property uses a shared staircase serving the private front doors of the top two flats. Accommodation comprises living room, modern fully tiled kitchen, double bedroom with fully tiled en-suite bathroom. A gas boiler provides central heating and hot water. There is lots of storage space. An allocated parking space to the rear of the property is reached via a private drive. The property is leasehold with 990+ years to run, with the freehold being jointly owned by the four residents of the building. NO CHAIN.



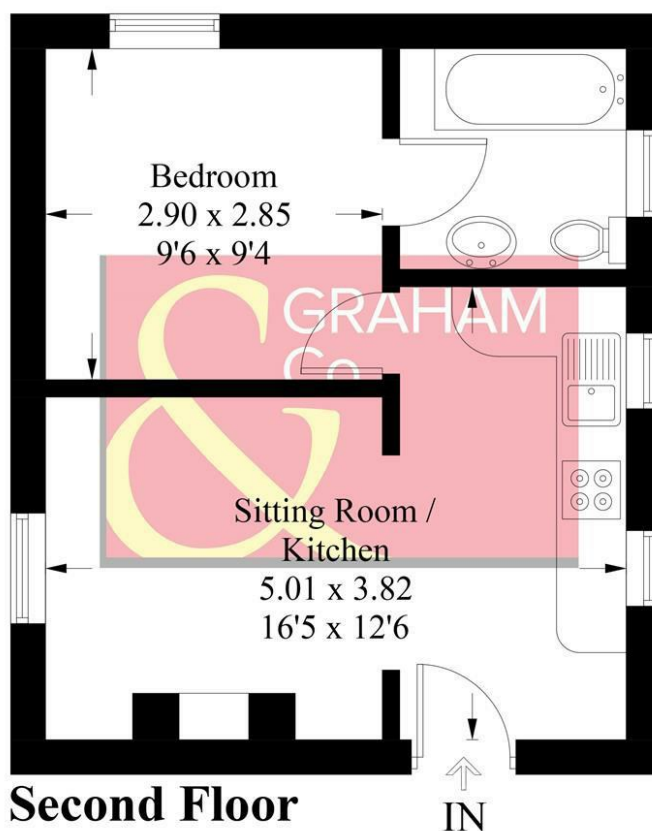


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Osborne Road, SP10

Approximate Gross Internal Area = 29.9 sq m / 322 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 (ID1189676)

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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		
(43-54) E		
(31-42) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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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.