



13 Avon Court, Andover, SP10 1DY  
Guide Price £250,000

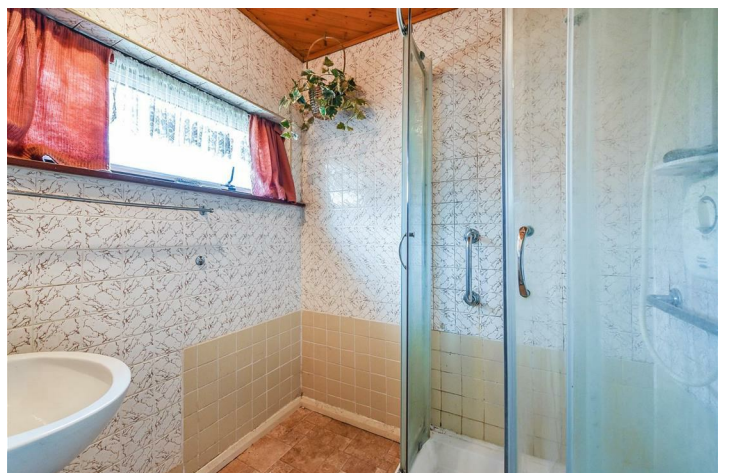




## 13 Avon Court, Andover, Guide Price £250,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are pleased to offer to the market with no onward chain a large and extended four bedroom family home sat within a corner plot and situated on River Way, Andover. The property is in need of modernising proving an exciting opportunity for the new owners to renovate and place their own stamp on their new home. The accommodation has been extended twice offering over 1200 square feet of living space and comprises a hallway, cloakroom, kitchen, dining room, large 20 foot living room and a sitting room with sliding doors out to the garden. upstairs there is a shower room with a separate wc and four bedrooms. Outside there is a large wrap around garden mostly laid to lawn with a large shed.







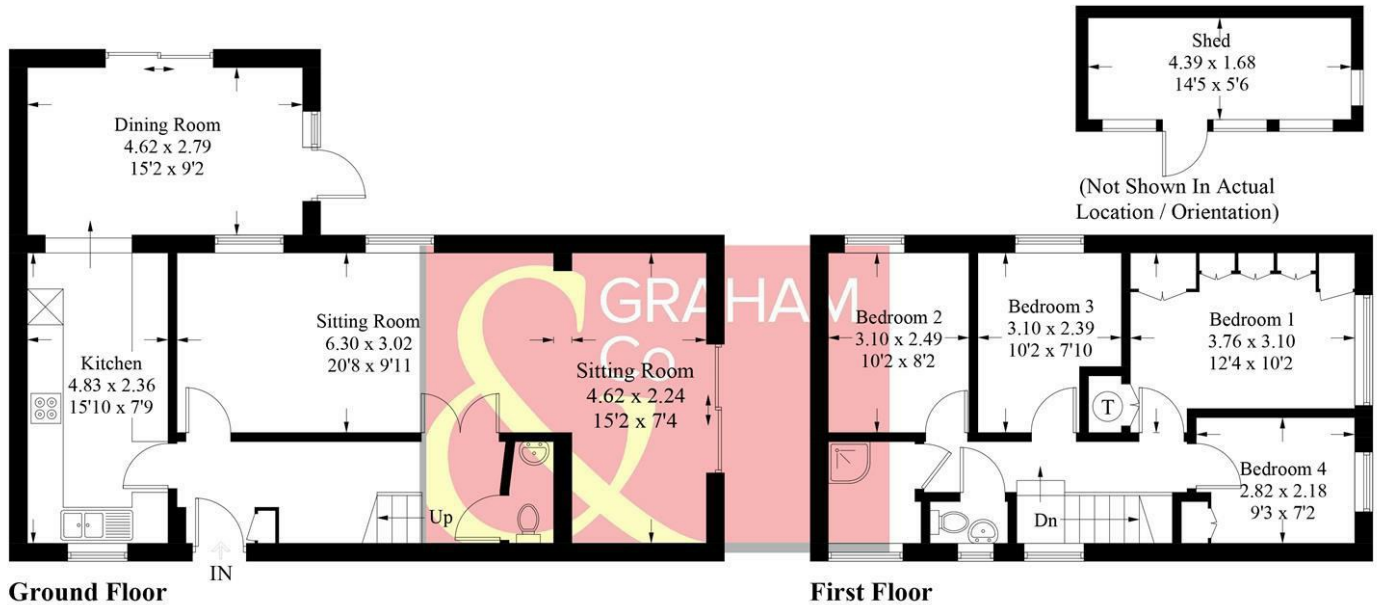
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Avon Court, SP10

Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft  
 Shed = 7.5 sq m / 81 sq ft  
 Total = 120.3 sq m / 1295 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 (ID1193098)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.