



2 Vicarage Court The Avenue, Andover, SP10 3EW
Offers In Excess Of £300,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a rarely available two bedroom home situated in Vicarage Court, a small, affluent residential development close to the train station. This spacious home is being sold with a share of the freehold and comprises an entrance hall, kitchen, living room, cloakroom and a dining room/third bedroom. Upstairs, the master bedroom is an incredible 18 feet long with built in storage and an ensuite shower room. There is a second bedroom with built in storage and a family bathroom. Outside the property has its own garden, parking, visitors parking as well access to the communal gardens.





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.

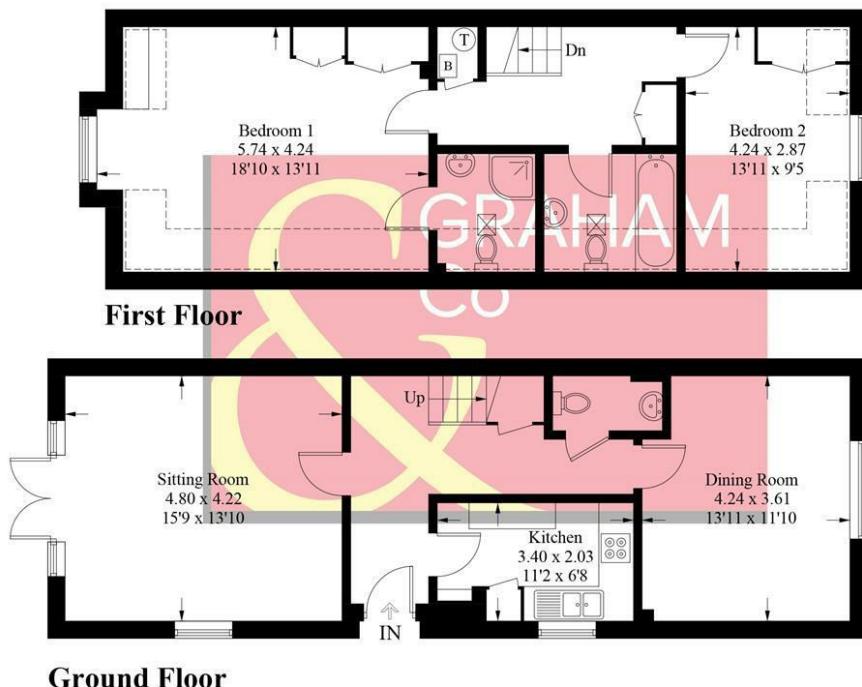


Vicarage Court, SP10

Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft



= Reduced headroom below 1.5m / 5'0



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 (ID1202391)

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Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E	45	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

EU Directive 2002/91/EC

45 50

England & Wales

EU Directive 2002/91/EC

Tax Band: C



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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.