



**23 Ashlawn Gardens Winchester Road, Andover, SP10 2EU**  
**Guide Price £250,000**





## 23 Ashlawn Gardens Winchester Road, Andover, Guide Price £250,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer to the market this two bedroom end-terraced bungalow offered in immaculate order throughout and positioned in a corner position with managed gardens surrounding. Ashlawn Gardens is a small exclusive retirement development positioned along Winchester Road, made up of an attractive blend of retirement apartments and bungalows with well-maintained grounds which have been winners of the 'Test Valley in Bloom' for many years. The property itself offers excellent accommodation to include entrance hall, fitted kitchen, living room with door to patio area, two bedrooms with the second bedroom used as a dining room fitted shower room, heating and double glazing.







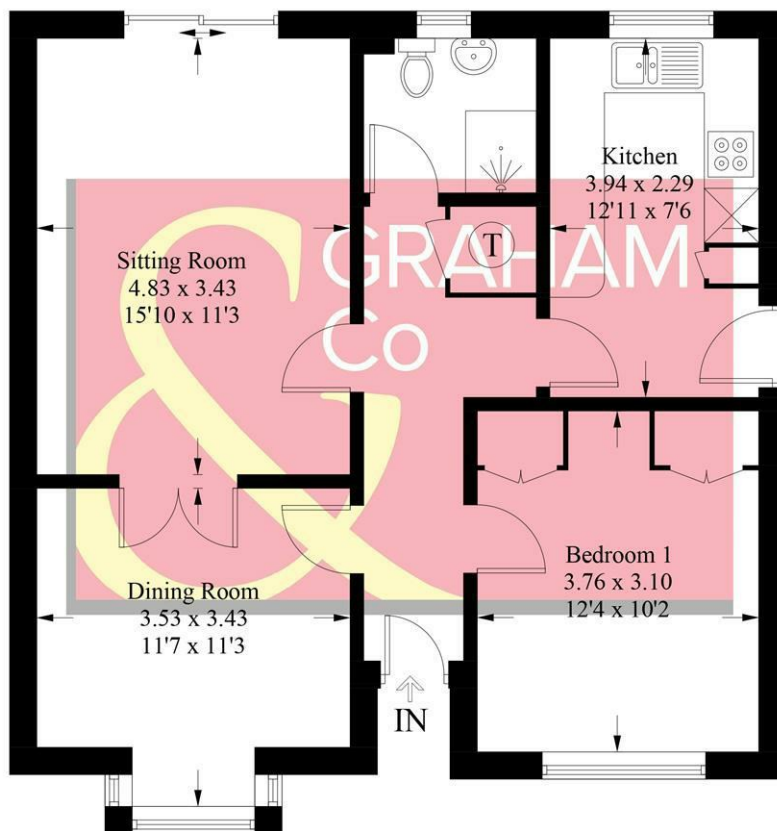
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Ashlawn Gardens, SP10

Approximate Gross Internal Area = 62.2 sq m / 669 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 (ID1215529)

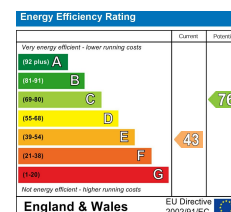
## MORTGAGE ADVICE

### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: C



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.