



2A St. Hubert Road, Andover, SP10 3QA
Guide Price £469,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in this most sought after locations, Graham & Co are delighted to bring to the market this impressive detached character property. The house itself benefits from accommodation over two floors to include an entrance hall with cloakroom, living room with views to front, dining room open plan to modern kitchen and a conservatory leading to the rear garden. To the first floor there are three bedrooms and a modern bathroom, gas central heating and double glazing. Outside a driveway to the front provides parking for several cars with the rear garden comprising patio, lawn and artificial lawn , open aspect to rear.



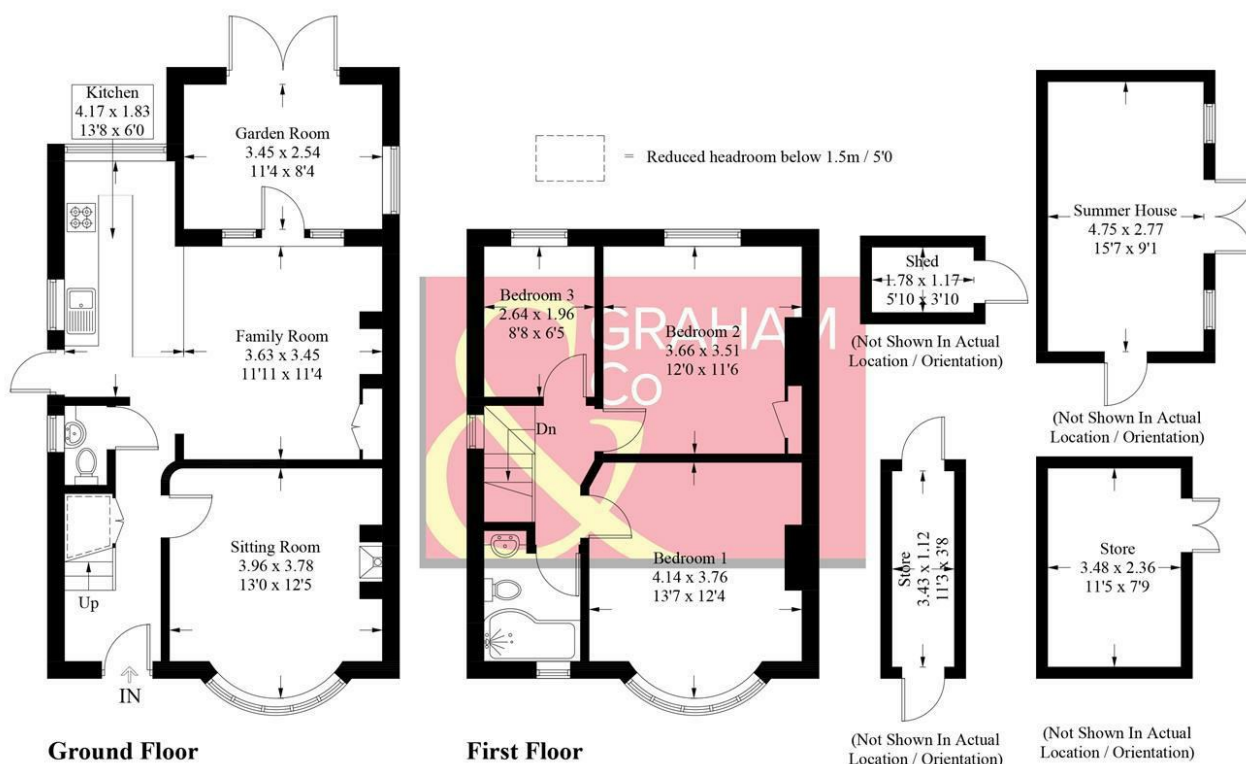


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



St. Huberts Road, SP10

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft
 Outbuildings = 27.1 sq m / 292 sq ft
 Total = 124.7 sq m / 1342 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 (ID1216770)

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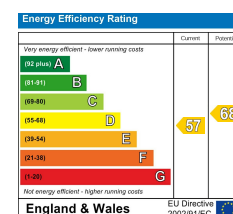
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.