



9 Valencia Way, Andover, SP10 1JG  
Guide Price £300,000





## 9 Valencia Way, Andover, Guide Price £300,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a sought after location just a short stroll to the town centre, Graham & Co are delighted to market this three bedroom semi-detached extended family home. The property itself benefits from an entrance hall leading to the living room, kitchen/dining room and conservatory, ground floor bathroom. To the first floor there are three bedrooms and a shower room , gas central heating and double glazing. Outside there are established gardens to front and rear , patio and an abundance of mature flower and shrubs. NO CHAIN







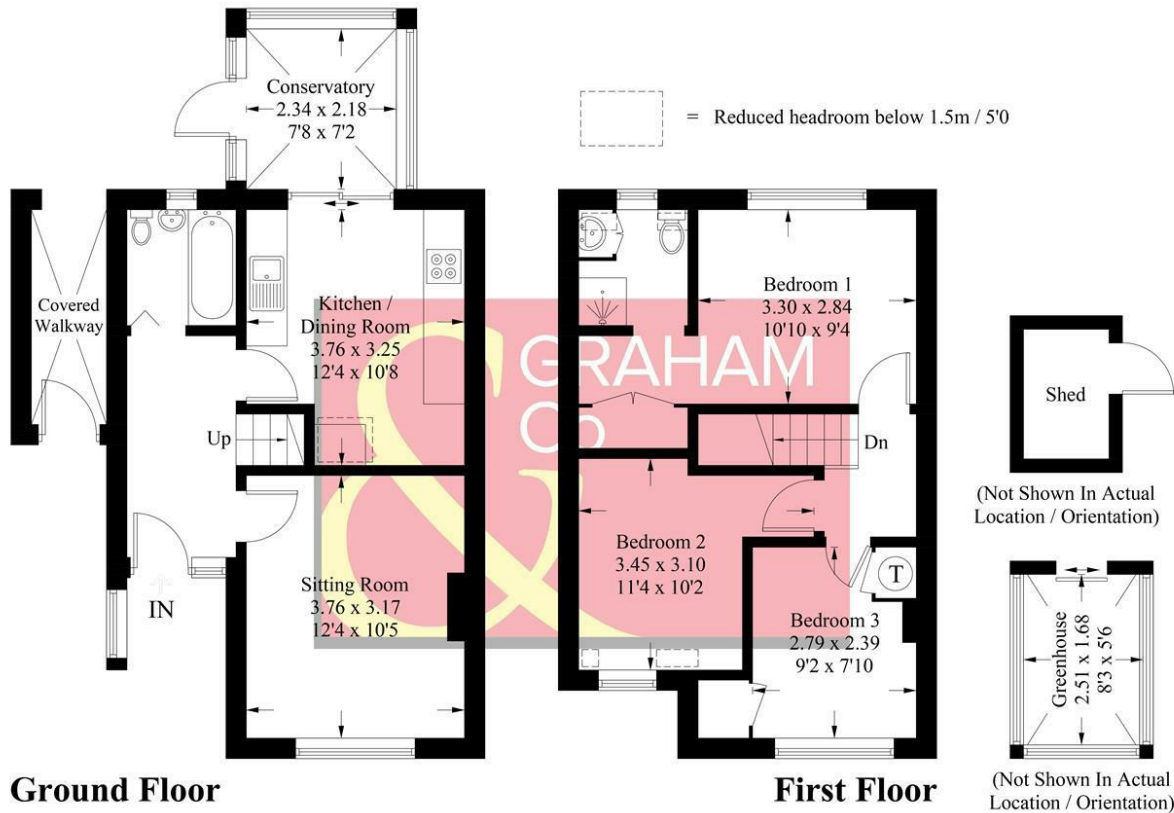
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Valencia Way, SP10

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft  
Outbuildings = 6.6 sq m / 71 sq ft  
Total = 83 sq m / 893 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 (ID1221928)

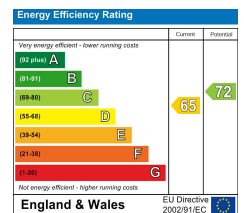
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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