



87 Old Winton Road, Andover, SP10 2DB
Guide Price £320,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are pleased to offer to the market this spacious three/four bedroom character family home situated in Old Winton Road. with local shops and the town centre just a short walk away, the location is easily accessible with a vehicle or on foot. The accommodation comprises a hallway, open plan lounge diner, kitchen and a family bathroom completes the downstairs. Upstairs there are four bedrooms. the fourth bedroom has been partitioned from the first bedroom. Outside there is a front garden which could be changed in to driveway parking subject to the necessary planning permissions.

The rear garden is a generous size with a large shed and fence enclosed.



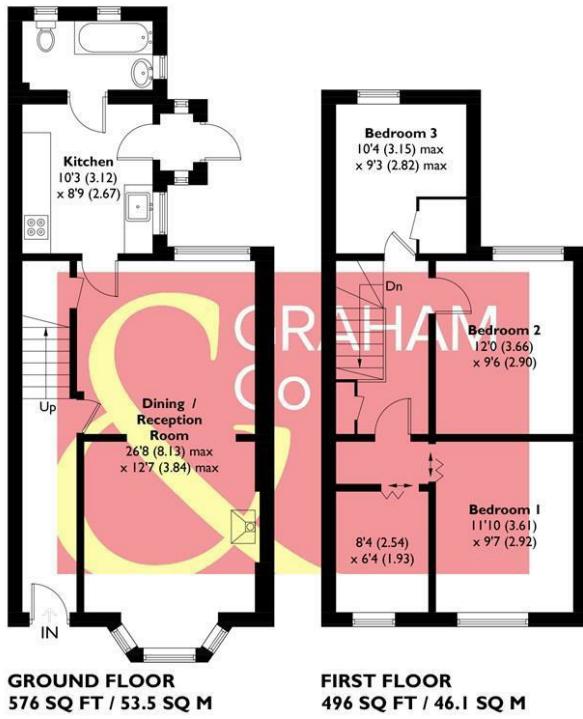


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserves all within walking distance of the town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





APPROXIMATE GROSS INTERNAL AREA = 1072 SQ FT / 99.6 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1246049)

Produced for Graham & Co

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Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	57
EU Directive 2002/91/EC			

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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.