



81 Leyton Way, Andover, SP10 2UJ
Guide Price £250,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & co are delighted to offer to the market with no onward chain a two bedroom home situated on the popular Anna Fields development. The accommodation comprises an entrance hall, living room and a fitted kitchen. upstairs there are two bedrooms and a bathroom. To the front of the property there is off road parking and to the rear there is a fence enclosed garden.



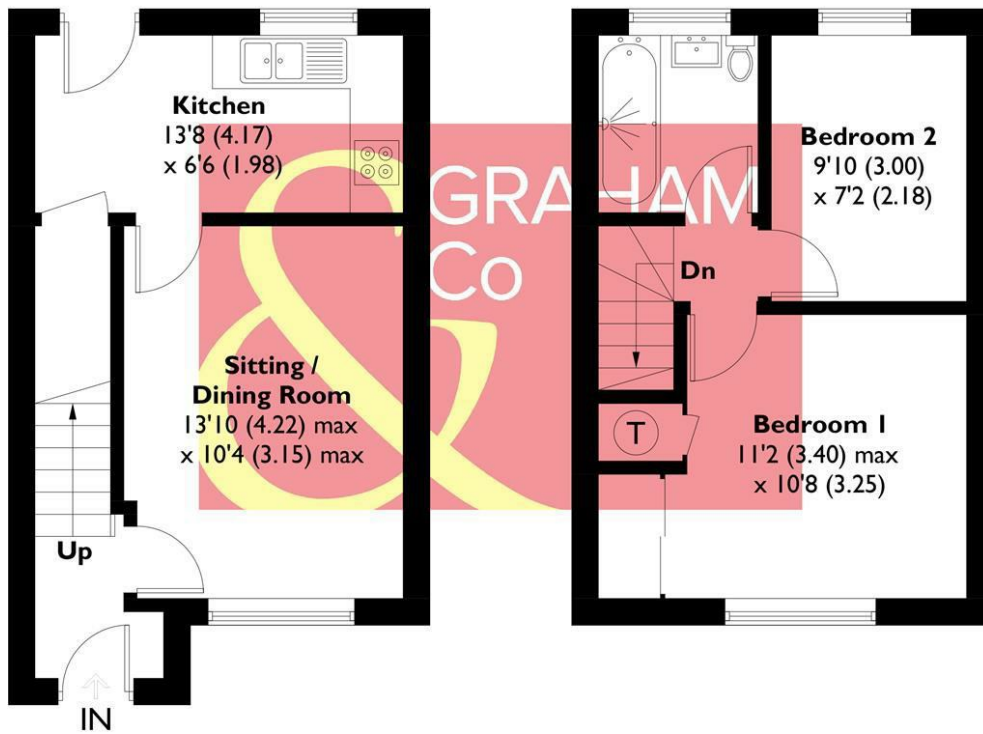


Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.





APPROXIMATE GROSS INTERNAL AREA = 583 SQ FT / 54.2 SQ M



GROUND FLOOR
300 SQ FT / 27.9 SQ M

FIRST FLOOR
283 SQ FT / 26.3 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 (ID1246417)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(46-54) E		
(39-45) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	71	77
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.

