



123 South Street, Andover, SP10 2BW
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a sought after location just a short stroll from the town centre yet walking distance to the picturesque Clatfords, Graham & co are delighted to bring to the market this spacious end-of-terrace character cottage. The property itself benefits from accommodation over three floors to include an entrance hall, living room with dining area, fitted kitchen with rear lobby and cloakroom. To the first floor there are three bedrooms and a bathroom with stairs then to the second floor and the forth bedroom, gas central heating and double glazing. Outside there is a parking space to front and a good size rear garden comprising patio and lawn, artificial lawn all enclosed by fencing.



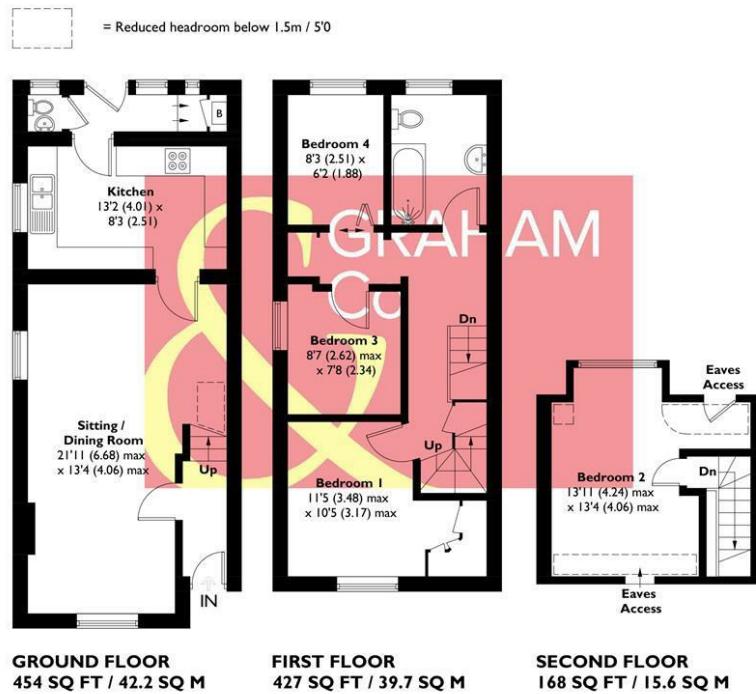


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





APPROXIMATE GROSS INTERNAL AREA = 1049 SQ FT / 97.5 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 (ID1263813)

Produced for Graham & Co

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OPEN 7 DAYS

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			