



49 Topaz Drive, Andover, SP10 3EE
Asking Price £350,000



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PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to bring to the market this three bedroom family home. The property offers well planned accommodation comprising entrance hall with cloakroom, fitted kitchen, living/dining room with French doors to the garden. To the first floor there are three bedrooms and a bathroom, with ensuite facilities to the principal bedroom. Outside there is an enclosed rear garden with side access and courtesy door to the garage. A summerhouse with power provides a flexible addition to the home/garden. There is parking for two vehicles.





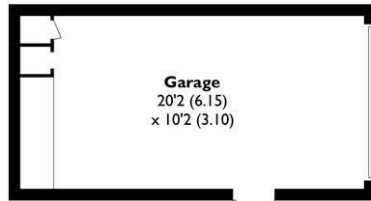
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



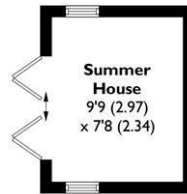


APPROXIMATE GROSS INTERNAL AREA = 900 SQ FT / 83.6 SQ M
GARAGE / SUMMER HOUSE = 280 SQ FT / 26.0 SQ M
TOTAL = 1180 SQ FT / 109.6 SQ M

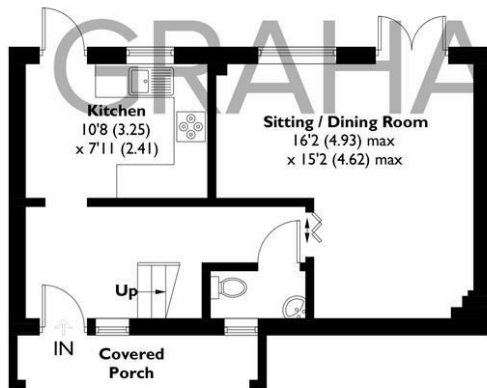
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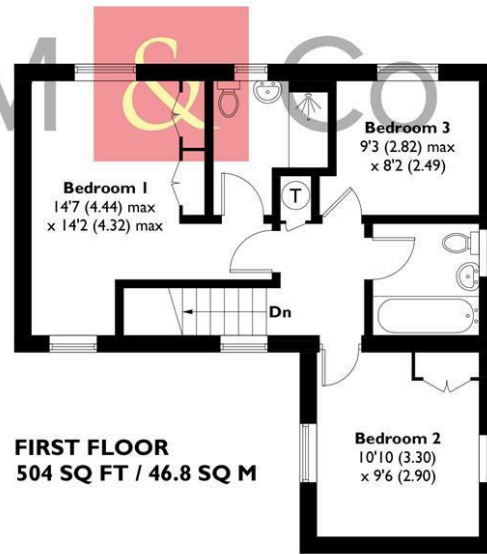
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
396 SQ FT / 36.8 SQ M



FIRST FLOOR
504 SQ FT / 46.8 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 (ID1325897)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.