

174 South Street, Andover, SP10 2BS
Guide Price £390,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented and well designed three bedroom mews style house situated at the end of South Street on a stylish and bespoke development made up of only 6 homes. Split over three levels of accommodation, the property has three large double bedrooms and two bath/shower rooms, patio doors off the first floor living room leading to the veranda, contemporary features such as a large kitchen/dining/living room to the ground floor, first floor living room, and finished to a tastefully high specification. You also have the advantage of driveway parking and an integral garage to the front along with a landscaped rear garden. Visitors parking is also available.

174 South Street is situated in the desirable area of what we call "Andover's Old Town", close to the town centre giving easy access to an excellent range of local shopping as well as The Lights Theatre, the fantastic facilities of the new Andover leisure centre and the Odeon cinema complex are all less than 5 minutes away.



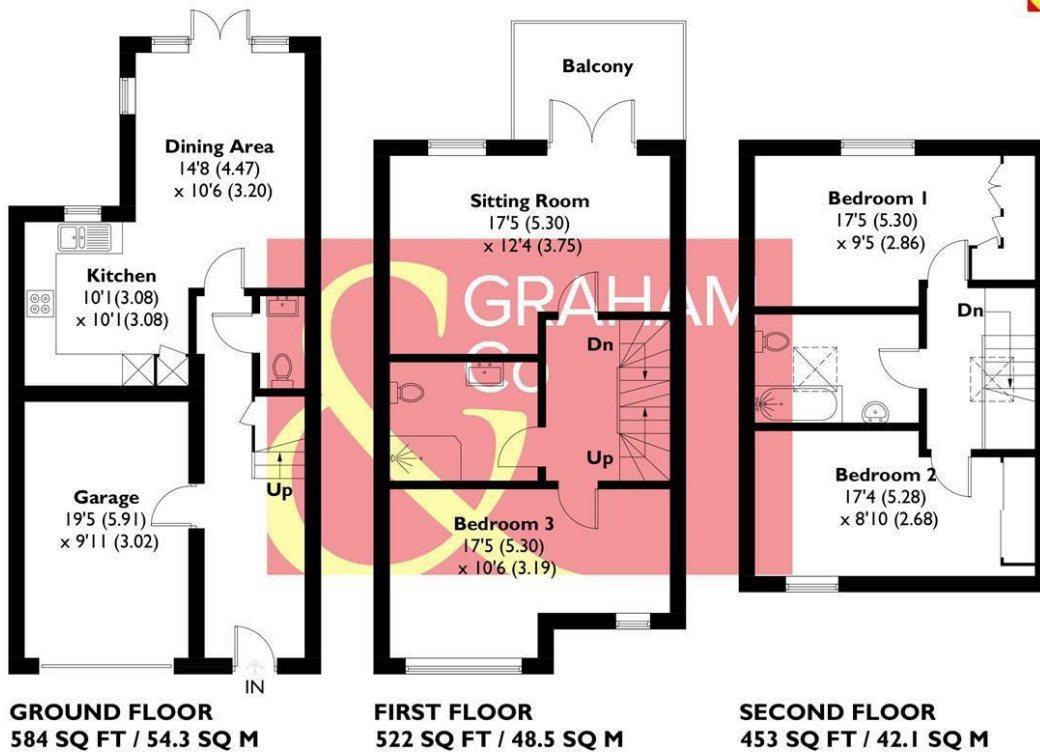


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1559 SQ FT / 144.9 SQ M
(INCLUDING GARAGE)**



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 (ID1314811)
Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

