



2 Presley Court Belle Vue Road, Andover, SP10 2DF  
Guide Price £365,000



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this individually designed three bedroom semi-detached house built to a high standards and with high quality internal fittings, tucked away in a quiet residential location. The property itself benefits from an entrance hall with cloakroom, living room leading to the fitted kitchen with built-in appliances and a ground floor bedroom. To the first floor there are two bedrooms and bathroom, gas central heating and double glazing. Outside there is allocated parking and an enclosed lawned garden.



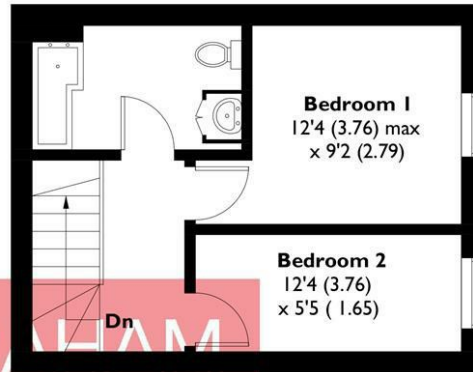


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

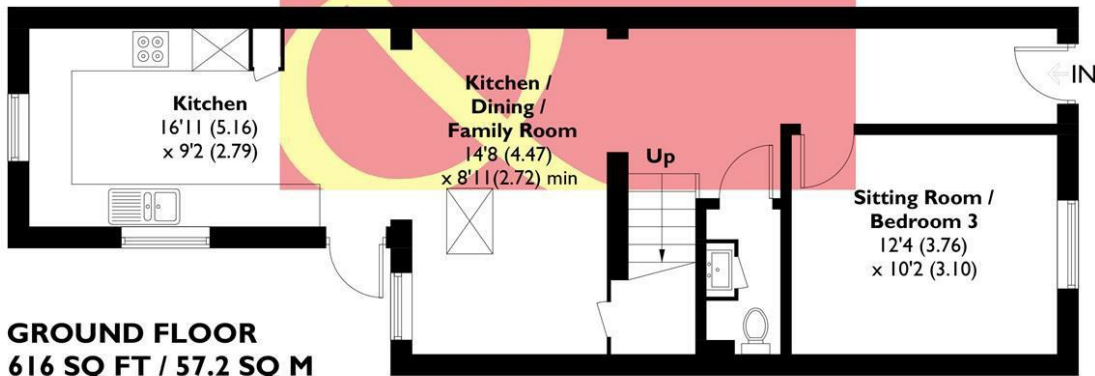




APPROXIMATE GROSS INTERNAL AREA = 915 SQ FT / 85.0 SQ M



FIRST FLOOR  
299 SQ FT / 27.8 SQ M



GROUND FLOOR  
616 SQ FT / 57.2 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 (ID1268109)

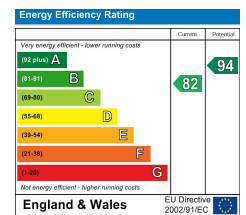
Produced for Graham & Co

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