



66 Seville Crescent, Andover, SP10 1JT
Guide Price £310,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this three bedroom semi detached family home situated at the end of a cul se sac in the Spanish town area of Andover. The accommodation comprises an entrance hall, downstairs bathroom, living room, kitchen and a conservatory. Upstairs there are three bedrooms. Outside there is driveway parking for multiple cars and a garage. The rear garden is a generous size split between shingle and lawn whilst being fence enclosed.



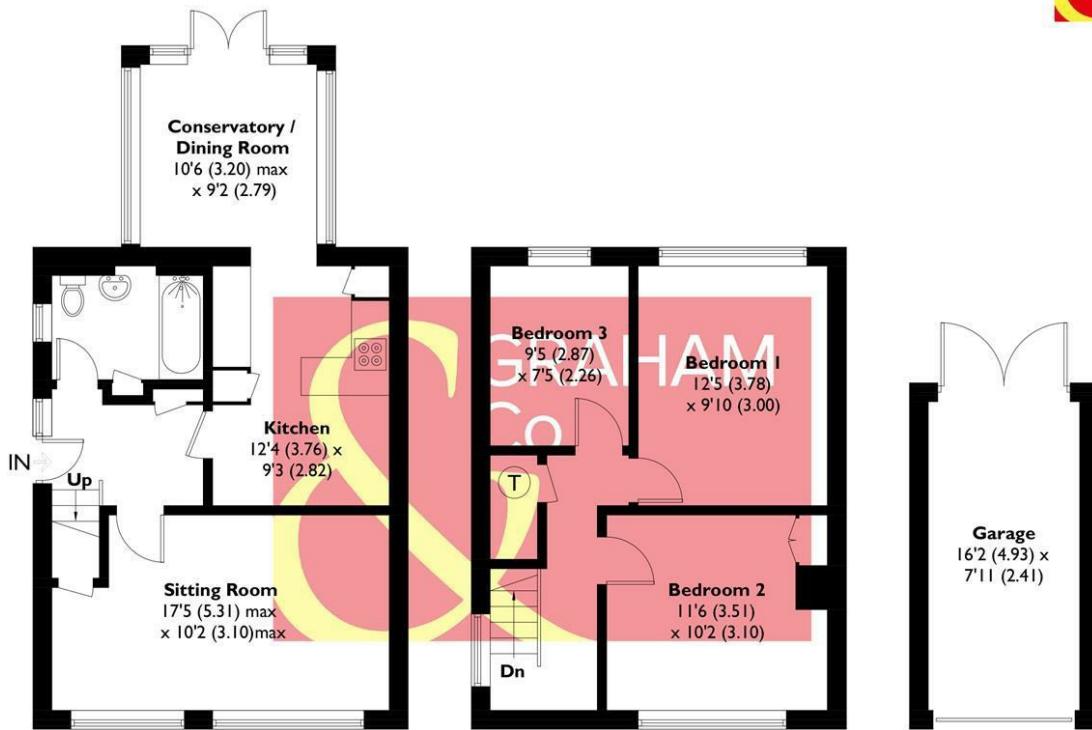


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 912 SQ FT / 84.7 SQ M
 GARAGE = 130 SQ FT / 12.1 SQ M
 TOTAL = 1042 SQ FT / 96.8 SQ M



GROUND FLOOR
506 SQ FT / 47.0 SQ M

FIRST FLOOR
406 SQ FT / 37.7 SQ M

(Not Shown In Actual Location / Orientation)

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 (ID1262652)

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 plus) 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		EU Directive 2002/91/EC	