



35 Greensey, Andover, SP11 9HY

Asking Price £144,000

PROPERTY DESCRIPTION BY *Miss Molly Scruton*

Situated in the sought-after village of Ragged Appleshaw, this first-floor flat presents an excellent opportunity for buyers seeking a property with potential. In need of updating and modernisation, the flat offers the chance to create a comfortable home finished to your own taste and style. The accommodation benefits from electric storage heating and will be sold with a brand new 125-year lease upon completion. Outside, the property enjoys its own private garden extending to the side and rear, providing ample space for outdoor entertaining, gardening or relaxation. To the front, there is the added advantage of off-road parking. Peacefully located in the heart of the village yet within easy reach of nearby towns and transport links, the property offers the perfect blend of rural charm and everyday convenience. Being sold with no onward chain and ready for a quick exchange, this appealing flat would make an ideal purchase for first-time buyers, investors or those looking for a renovation project in a desirable Hampshire location.



APPROXIMATE GROSS INTERNAL AREA = 681 SQ FT / 63.3 SQ M
(EXCLUDING SHED)



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 (ID1251080)
Produced for Graham & Co

DIRECTIONS

What3words: //trailing.brew.foil

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tax Band: A



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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.