



17 The Cloisters, Junction Road, Andover, SP10 3FX
Asking Price £235,000



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PROPERTY DESCRIPTION BY Mr Nick King

This uniquely characterful two bedroom house is optimally located for access the railway station and amenities of the town centre. Grade II listed, this period building was formerly part of the Governor's residence of the historic Andover workhouse.

The accommodation in brief comprises entrance hallway with cloak cupboard, living room, kitchen/diner, two bedrooms and Jack & Jill bathroom. Period features include exposed beams, vaulted ceilings, and sash windows. The property benefits from an allocated parking space, bike storage area and communal grounds.

Sold with no onward chain.





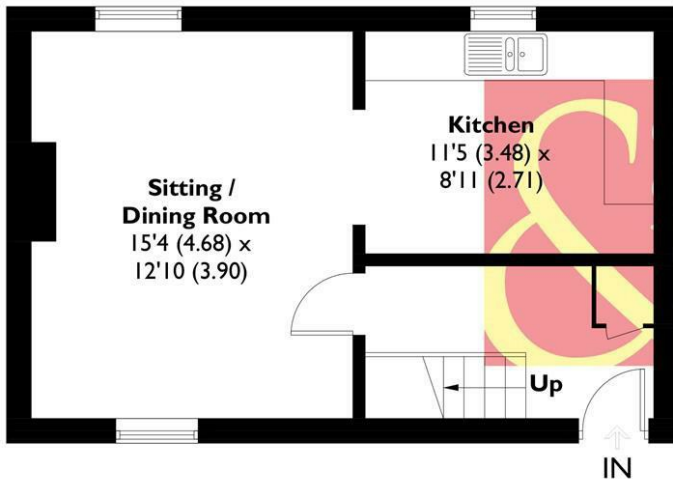
Andover Profile

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.

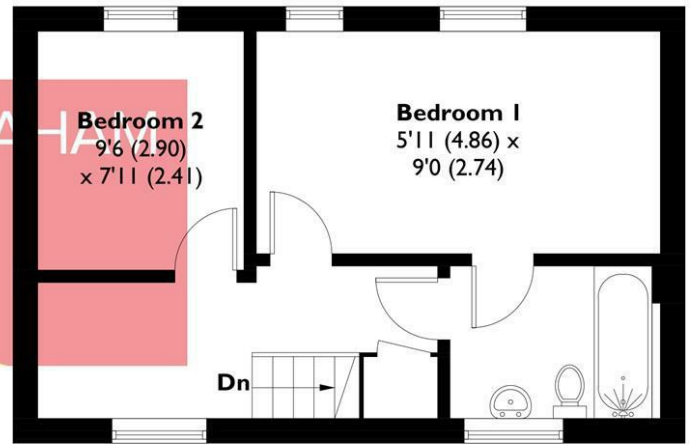




APPROXIMATE GROSS INTERNAL AREA = 765 SQ FT / 71.1 SQ M



GROUND FLOOR
383 SQ FT / 35.6 SQ M



FIRST FLOOR
382 SQ FT / 35.5 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 (ID1316378)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(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: C



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