



78 Brackenbury, Andover, SP10 3PU
Asking Price £195,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

NO CHAIN!

This well-presented one-bedroom terraced home occupies a convenient position within a popular residential area, offering excellent access to Andover main line railway station and the A303.

The accommodation is thoughtfully arranged and comprises a sitting/dining room with direct access to the rear garden, a fitted kitchen, a generous double bedroom, and a first-floor bathroom. Additional benefits include gas central heating and double glazing throughout.

Outside, the property features both front and rear gardens, with the rear garden providing a private and low-maintenance outdoor space. Allocated parking is located nearby for added convenience.

Ideally suited to first-time buyers or investors, this home benefits from close proximity to local amenities and transport links, making it a practical and appealing purchase.



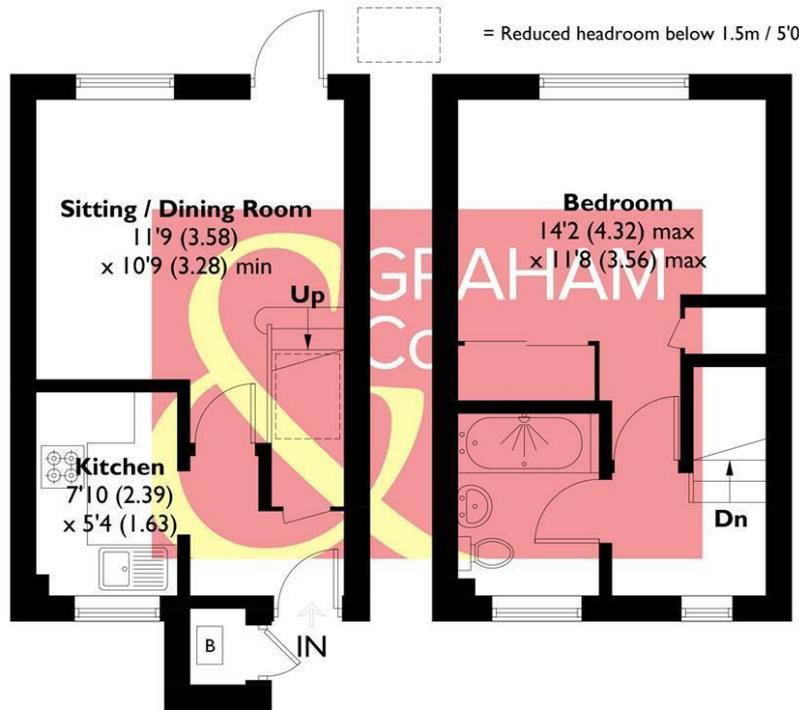


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 465 SQ FT / 43.2 SQ M



GROUND FLOOR
238 SQ FT / 22.1 SQ M

FIRST FLOOR
227 SQ FT / 21.1 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 Emzoo Marketing (ID81 1788)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C		74	80
(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: B



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