GRAHAM & Co

01264 356500
property@grahamco.co.uk
www.grahamco.co.uk

3 Mead Road, Andover, SP10 2JS

Price Guide £345,000

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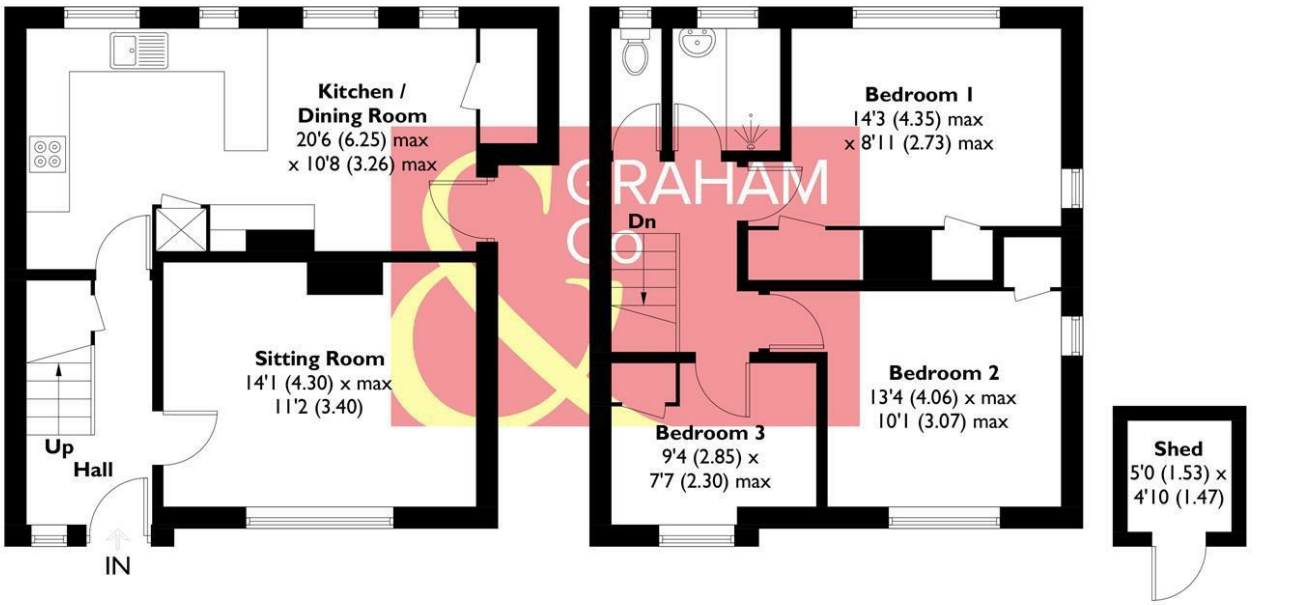
PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a favoured central location just a short stroll to the train station and town centre, Graham & Co are delighted to bring to the market this semi-detached family home. The property is being sold with NO CHAIN and benefits from an entrance hall, sitting room with views to front, open plan fitted kitchen leading to the dining area. To the first floor there are three bedrooms and a modern shower room, seperate WC, gas central heating and double glazing. Outside a driveway provides off road parking with a corner plot garden having decking, lawn, flower and shrub beds all 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 = 921 SQ FT / 85.6 SQ M
SHED = 24 SQ FT / 2.2 SQ M
TOTAL = 945 SQ FT / 87.8 SQ M



GROUND FLOOR
469 SQ FT / 43.6 SQ M

FIRST FLOOR
452 SQ FT / 42.0 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 (ID1291853)
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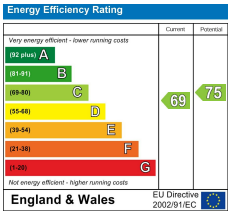

Tax Band: C

OPEN 7 DAYS

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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.