GRAHAM & Co

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11 Martin Way, Andover, SP10 5PF

Guide Price £190,000

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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a favoured location with-in walking distance of the town and shops. Graham & Co are delighted to bring to the market this spacious one bedroom home. The property is offered for sale and benefits from an entrance leading to the open plan living room with dining area having a door to the garden, kitchen. To the first floor there is a double bedroom and a bathroom, heating and double glazing. Outside there is a private rear/side garden having lawn, garden shed, all enclosed. NO CHAIN SALE

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 = 455 SQ FT / 42.3 SQ M
SHED = 20 SQ FT / 1.9 Q M
TOTAL = 475 SQ FT / 44.2 SQ M

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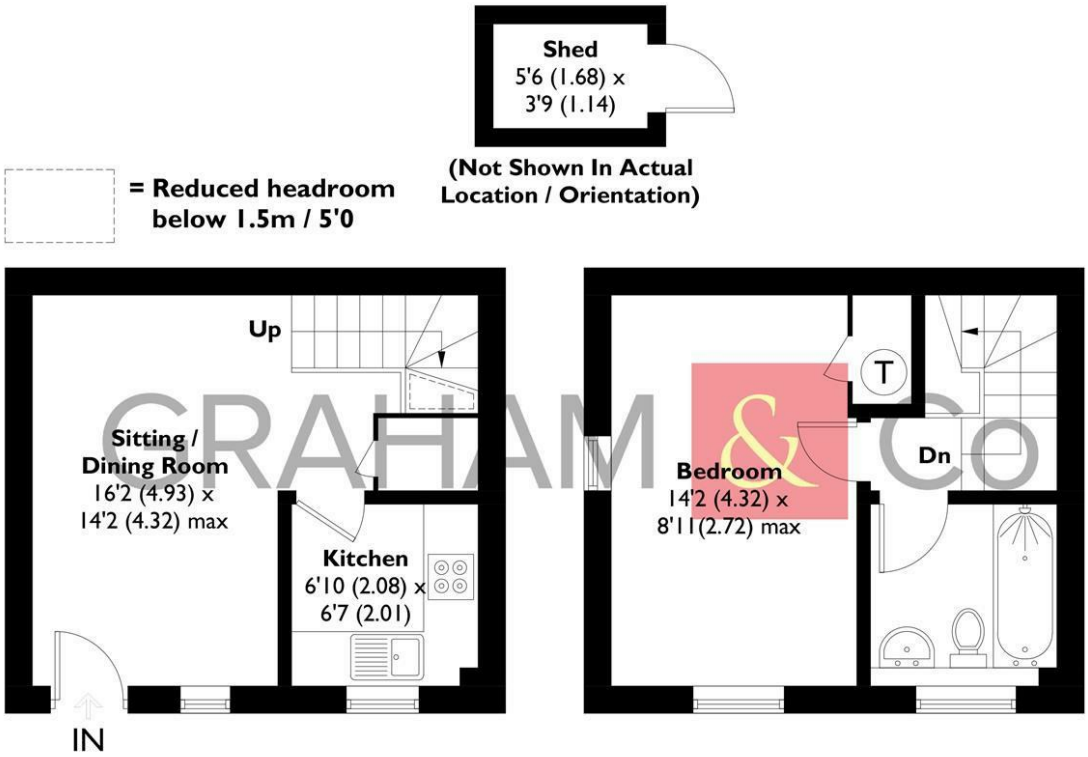

GROUND FLOOR
228 SQ FT / 21.2 SQ M

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 Emzo Marketing (ID1329009)
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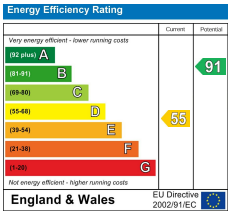

Tax Band: B

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.

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