



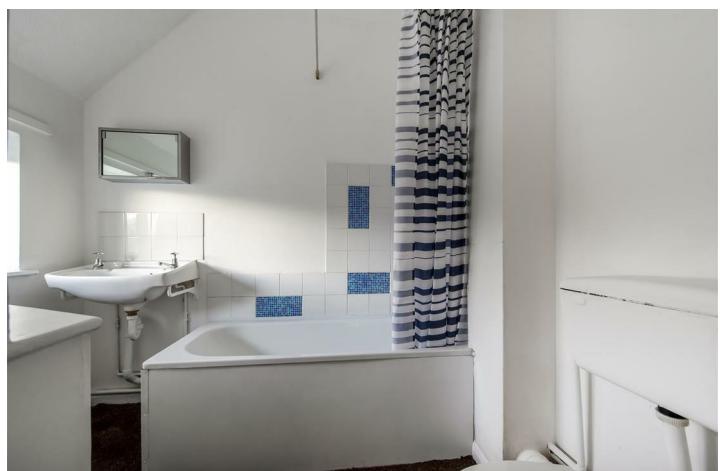
78 King George Road, Andover, SP10 3DQ
Guide Price £235,000



78 King George Road, Andover, Guide Price £235,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

A two bed roomed home offered for sale with No Chain and positioned in a central location close to local shops and walking distance of the town and train station. The property itself benefits from an entrance porch leading to the entrance hall, sitting room and a kitchen/breakfast room. To the first floor there are two bedrooms and a bathroom, gas central heating and double glazing. Outside a drive to front provides off road parking for two cars with a large rear garden neatly arranged with patio and lawn all enclosed by fencing.



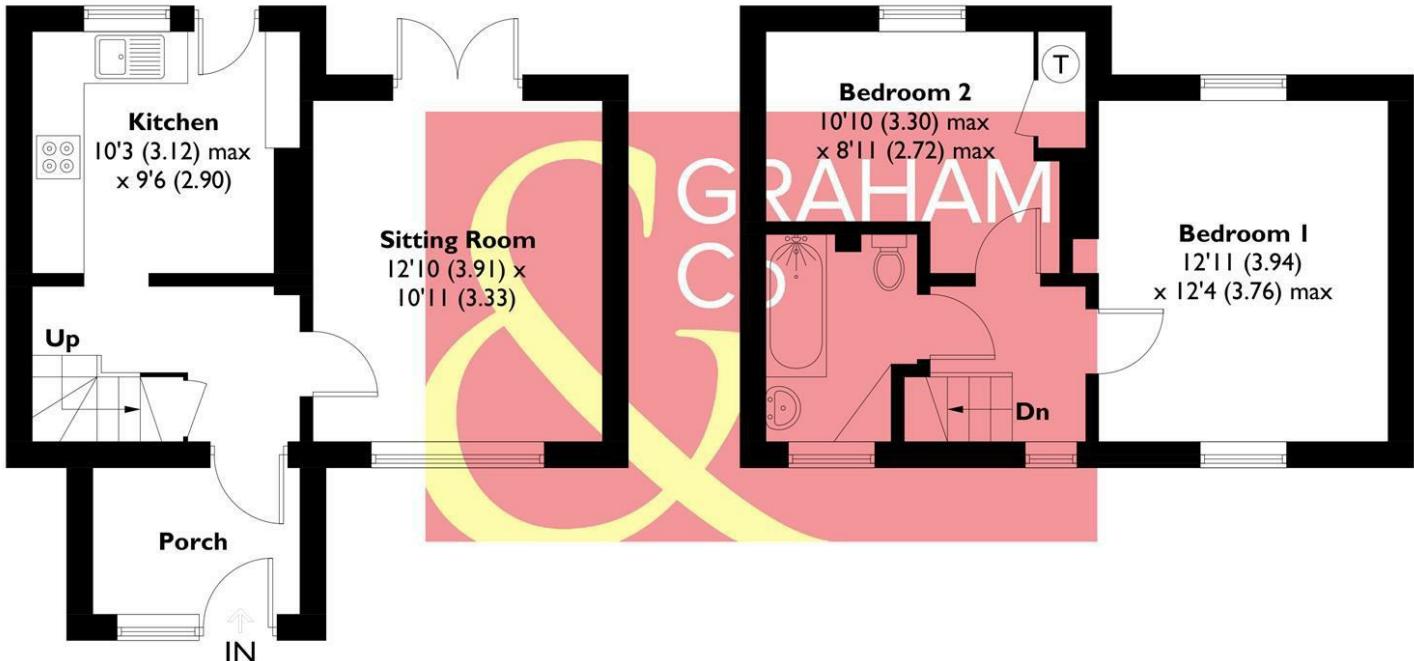


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 702 SQ FT / 65.2 SQ M



GROUND FLOOR
364 SQ FT / 33.8 SQ M

FIRST FLOOR
338 SQ FT / 31.4 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 (ID1273739)

Produced for Graham & Co

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| Energy Efficiency Rating | |
|---|-------------------|
| | Current Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | 86 |
| (81-91) B | |
| (69-80) C | |
| (58-68) D | 66 |
| (39-57) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/61/EC | |

Tax Band: B



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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.