



23 Martin Way, Andover, SP10 5PF  
Price Guide £249,950



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#### PROPERTY DESCRIPTION BY Mr Nick King

Situated in a quiet residential cul-de-sac, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Benefitting from a generous corner position, off-road parking, and a detached garden shed/workshop, the property combines practical living with excellent outdoor space.

The ground floor comprises an entrance hall leading into a bright and spacious sitting/dining room with plenty of natural light and space. The fitted kitchen offers ample storage and worktop space, with convenient access to the side of the property and rear garden.

Upstairs, the first floor features two well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a large private rear and side garden with a detached shed providing useful storage or workshop potential. To the front, there is one allocated off road parking space, NO CHAIN



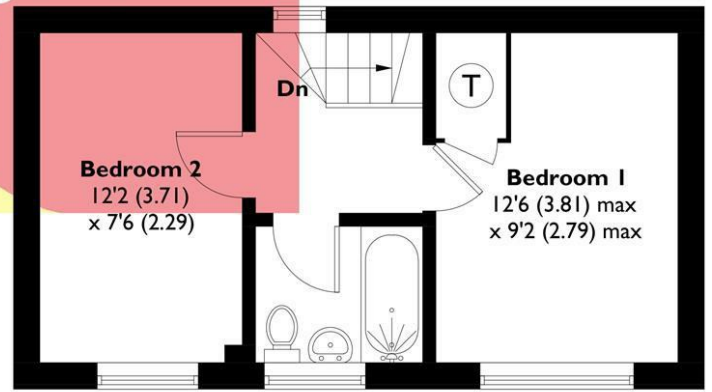
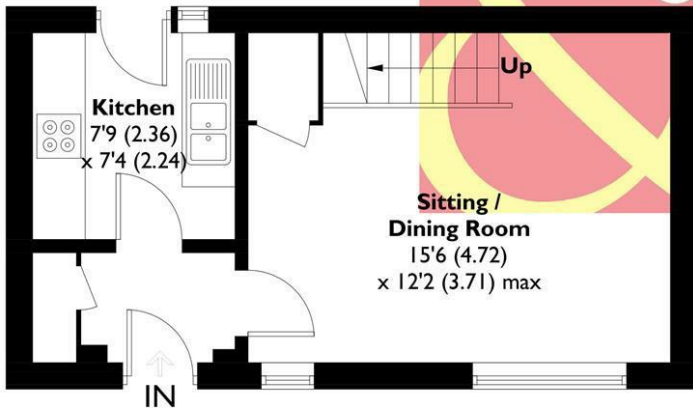
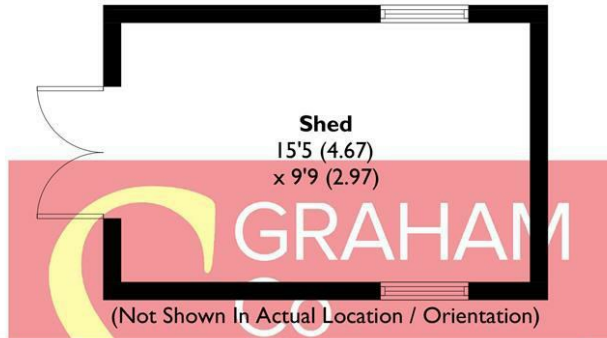


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 588 SQ FT / 54.6 SQ M**  
**SHED = 147 SQ FT / 13.7 SQ M**  
**TOTAL = 735 SQ FT / 68.3 SQ M**



**GROUND FLOOR**  
**295 SQ FT / 27.4 SQ M**

**FIRST FLOOR**  
**293 SQ FT / 27.2 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 (ID 1304958)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

**Tax Band: C**



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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.

