GRAHAM & Co

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46 Eastfield Road, Andover, SP10 1HQ
Guide Price £350,000

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PROPERTY DESCRIPTION BY Mr Dion McArthur

Positioned in a quiet location just a short stroll to the park and town centre , Graham & Co are delighted to bring to the market this spacious and well presented three bedroom semi-detached family home. The property itself benefits from an entrance hall with cloakroom, sitting room with dining area, fitted kitchen with larder and a conservatory. To the first floor there are three bedrooms and a modern bathroom, gas central heating and double glazing. Outside a drive provides off road parking and leads to the garage/workshop with the rear garden landscaped with low maintenance in mind having large patio area all enclosed by fencing.
The property further benefits from sale with no onward 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 = 1048 SQ FT / 97.3 SQ M
GARAGE = 212 SQ FT / 19.7 SQ M
TOTAL = 1260 SQ FT / 117.0 SQ M

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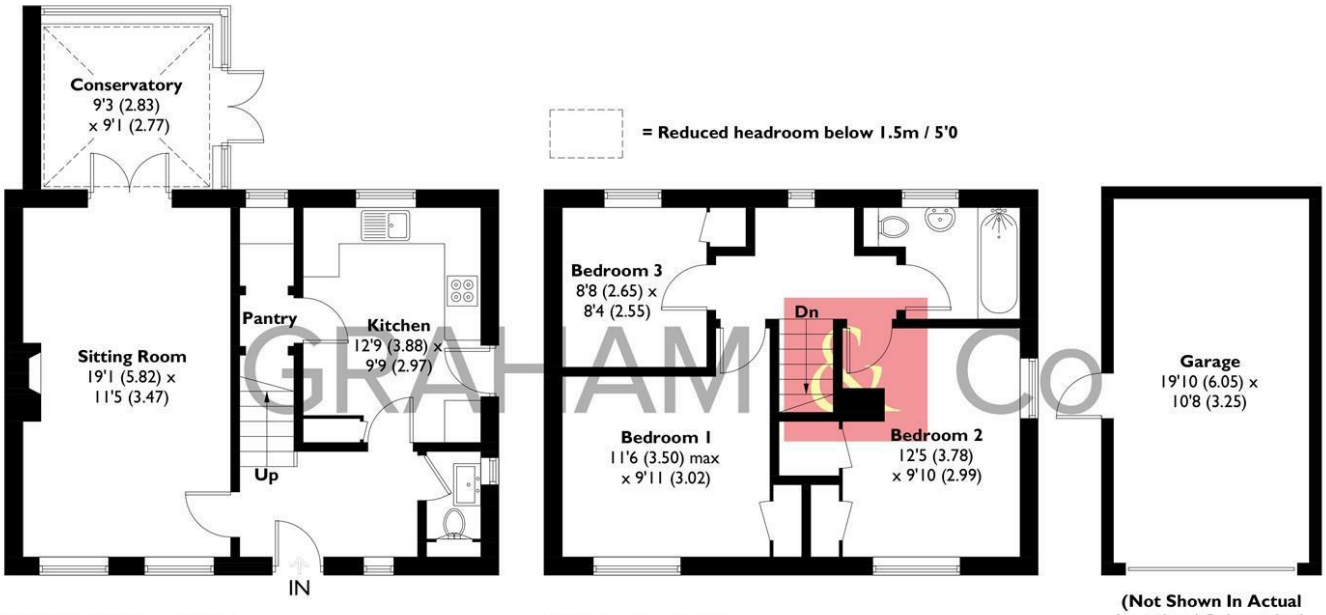

GROUND FLOOR
573 SQ FT / 53.2 SQ M

FIRST FLOOR
475 SQ FT / 44.1 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 (ID1328578)
Produced for Graham & Co

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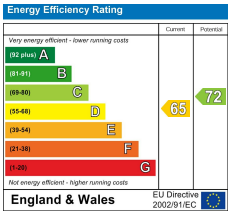

Tax Band: C

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.

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