GRAHAM & Co

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48 Millway Road, Andover, SP10 3EU
Guide Price £300,000

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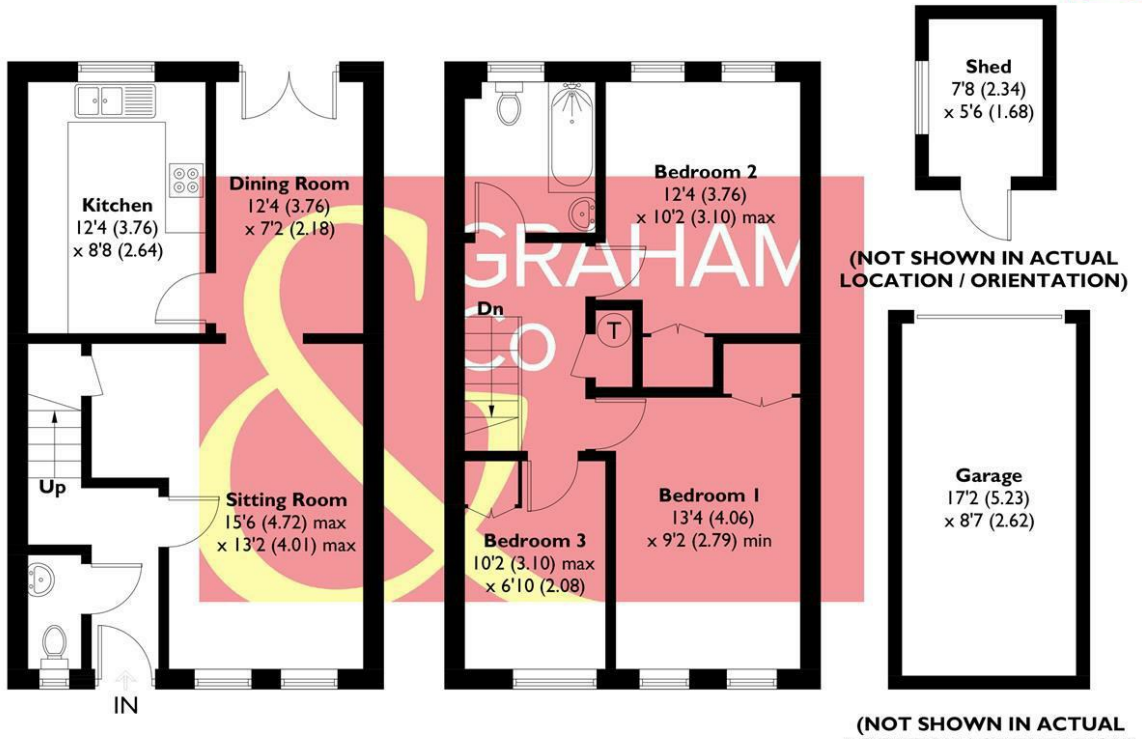
PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along Millway Road within walking distance of the train station and local shops, Graham & Co are delighted to bring to the market this spacious three bedroom semi-detached family home. The property is offered for sale with NO CHAIN and benefits from an entrance hall with cloakroom, sitting room leading to dining room and a modern kitchen. To the first floor there are three bedrooms and a bathroom, gas central heating and double glazing. Outside there are front and rear gardens, enclosed with patio and lawn, mature shrubs and plants, garage to rear.

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 = 945 SQ FT / 87.8 SQ M**
**GARAGE / SHED = 189 SQ FT / 17.6 SQ M**
**TOTAL = 1134 SQ FT / 105.4 SQ M**




**GROUND FLOOR**
**475 SQ FT / 44.1 SQ M**

**FIRST FLOOR**
**470 SQ FT / 43.7 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 (ID1319718)

**Produced for Graham & Co**

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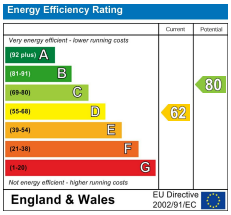


Tax Band: D

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**01264 356500**

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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