GRAHAM & Co

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37 Brackenbury, Andover, SP10 3XJ
Asking Price £385,000

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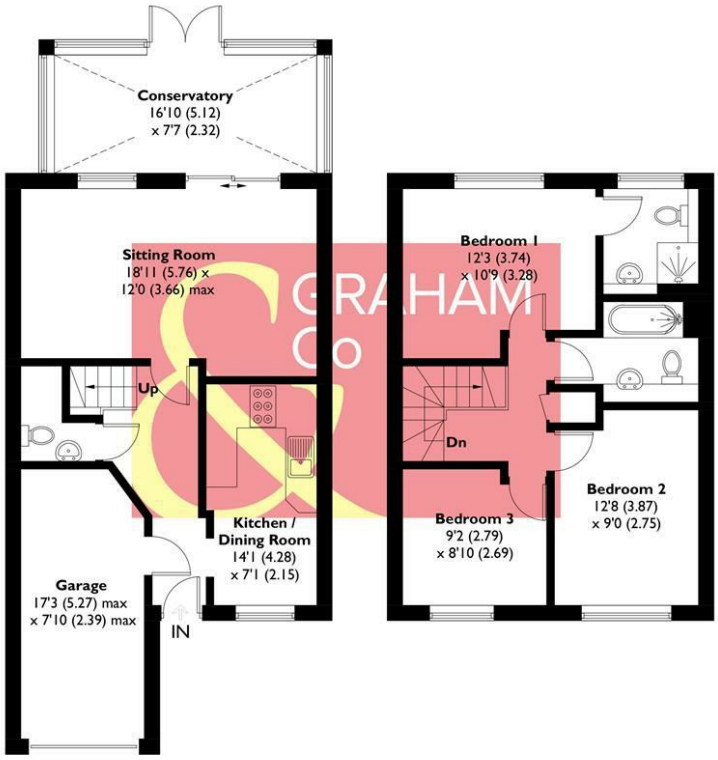
PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market this well-presented three-bedroom LINK-DETACHED family home, positioned within a popular residential location and benefitting from a garage, driveway parking and a conservatory overlooking the rear garden.
The accommodation offers a practical and well-balanced layout throughout, comprising an entrance hallway with downstairs cloakroom, a fitted kitchen/dining room and a spacious sitting room which opens directly into the conservatory, creating an ideal additional reception space perfect for entertaining or relaxing year-round.
Upstairs, the property provides three bedrooms, including a generous principal bedroom, alongside a family bathroom and ensuite making the layout particularly convenient for family living.
Externally, the home enjoys driveway parking leading to the integral garage, with an enclosed rear garden offering a private outdoor space to enjoy.
The property is conveniently situated close to local amenities, schooling and transport links, making it an ideal purchase for families, first-time buyers or those looking to upsize.
Graham & Co highly recommend an internal viewing to fully appreciate all this home has to offer.

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 = 1217 SQ FT / 113.0 SQ M
(INCLUDING GARAGE)



GROUND FLOOR
715 SQ FT / 66.4 SQ M

FIRST FLOOR
502 SQ FT / 46.6 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 (ID1305419)

Produced for Graham & Co

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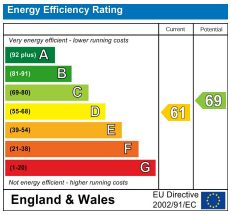

Tax Band: D

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.