



54 Albany Road, Andover, SP10 3EZ  
Guide Price £389,950





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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this stunning double fronted semi-detached character cottage positioned in a cul-de-sac location just a short stroll to the train station and local shops. The property itself offers a wealth of character and benefits from an entrance hall, sitting room with log burner, dining room with log burner leading to a modern fitted kitchen having solid wood worktops, ground floor modern bathroom. To the first floor there is a master bedroom with dressing room/bedroom three and a second bedroom. Outside the rear garden is a feature of the property comprising patio and lawn, flower and shrub beds, large studio/workshop all enclosed by hedging and fencing.







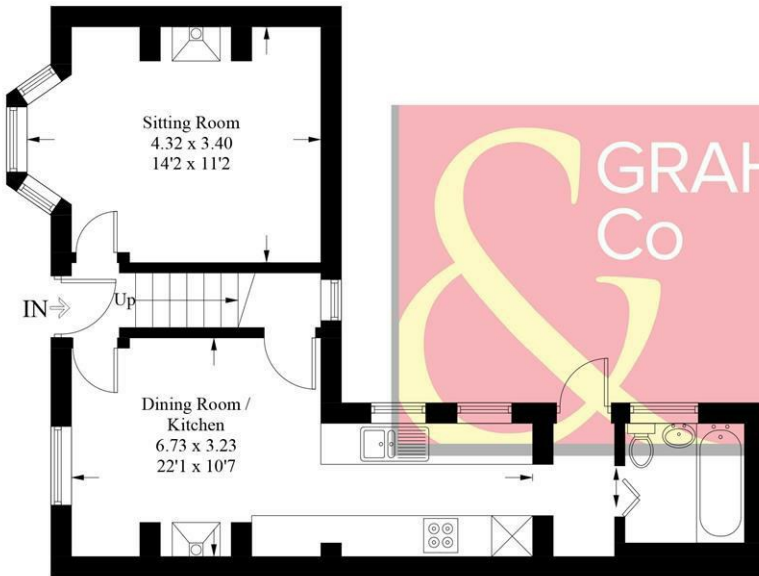
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



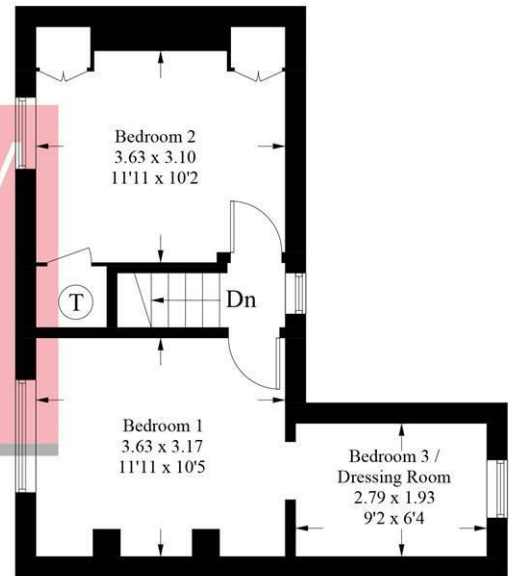


## Albany Road, SP10

Approximate Gross Internal Area = 75.6 sq m / 814 sq ft



**Ground Floor**



**First Floor**

### PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1180732)

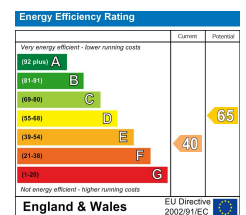
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