



60 Brackenbury, Andover, SP10 3PU  
Guide Price £365,000



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are pleased to offer to the market this three bedroom semi-detached family home, situated in a quiet cul-de-sac location within catchment of the highly regarded Portway Junior School. The property has been sympathetically upgraded to create fantastic family space. The accommodation comprises entrance hall, study, cloakroom, kitchen open to conservatory/dining room and living room, family bathroom, two first floor bedrooms and spacious master bedroom on the second floor, enclosed rear garden and off-road parking to the front.

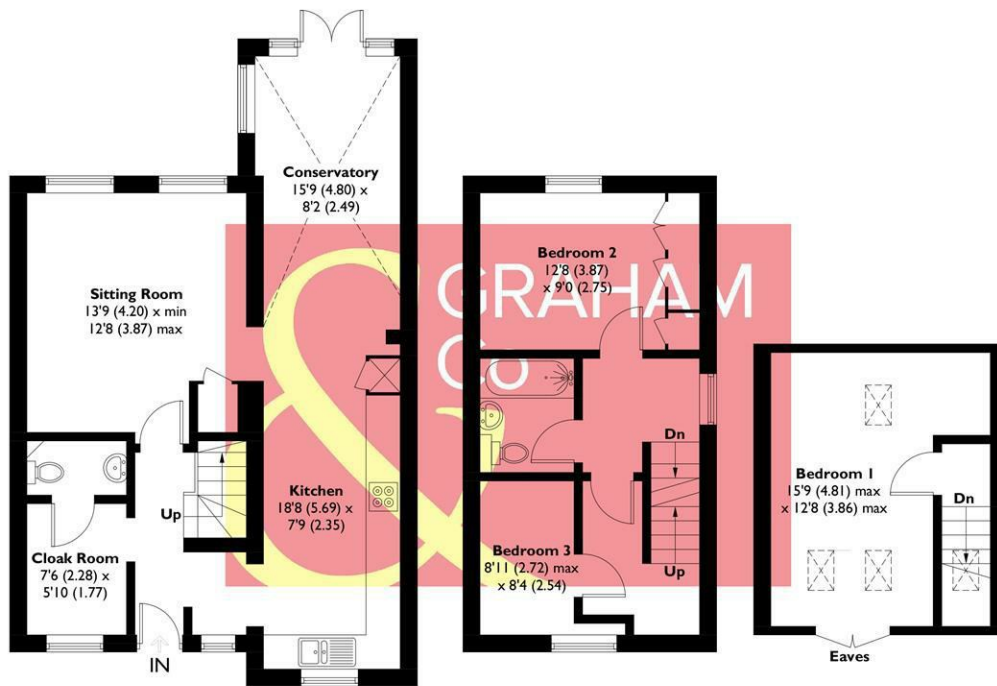




#### Andover Profile

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.





**GROUND FLOOR**  
631 SQ FT / 58.6 SQ M

**FIRST FLOOR**  
321 SQ FT / 29.8 SQ M

**SECOND FLOOR**  
199 SQ FT / 18.5 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 (ID1312281)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(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.

