



50 Ash Tree Road, Andover, SP10 3BY  
Guide Price £340,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this spacious three bedroom semi-detached bungalow, requiring some upgrading and positioned in a sought after location close to local shops and walking distance to the train station and town centre. The bungalow itself benefits from a sitting room, open plan kitchen with breakfast area and bathroom. Outside there is a block drive to the front leading down the side of the property and to the garage , the rear garden comprises patio, lawn, greenhouse and sheds, all enclosed. NO CHAIN.



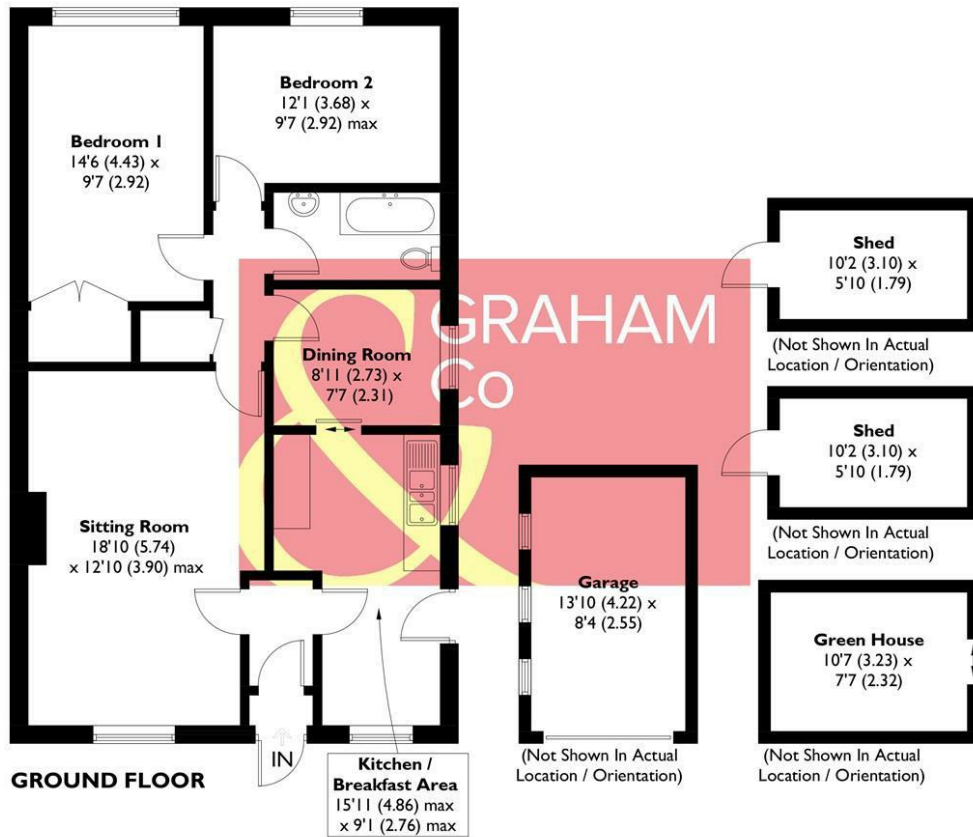


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 848 SQ FT / 78.8 SQ M**  
**OUTBUILDINGS = 315 SQ FT / 29.3 SQ M**  
**(INCLUDING GARAGE)**  
**TOTAL = 1163 SQ FT / 108.1 SQ M**



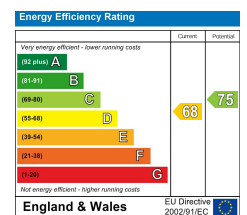
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1260049)  
**Produced for Graham & Co**

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