



45 Genoa Court, Andover, SP10 5JB
Guide Price £200,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming three-storey house located in the desirable area of Genoa Court, Andover. This delightful one-bedroom property offers a perfect blend of comfort and practicality, making it an ideal choice for individuals or couples seeking a cosy home.

As you approach the house, you will find a convenient car port space at the front, providing easy access and parking for one vehicle. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious cupboard, perfect for storing your belongings. The ground floor features a well-appointed kitchen, ideal for preparing meals and entertaining guests.

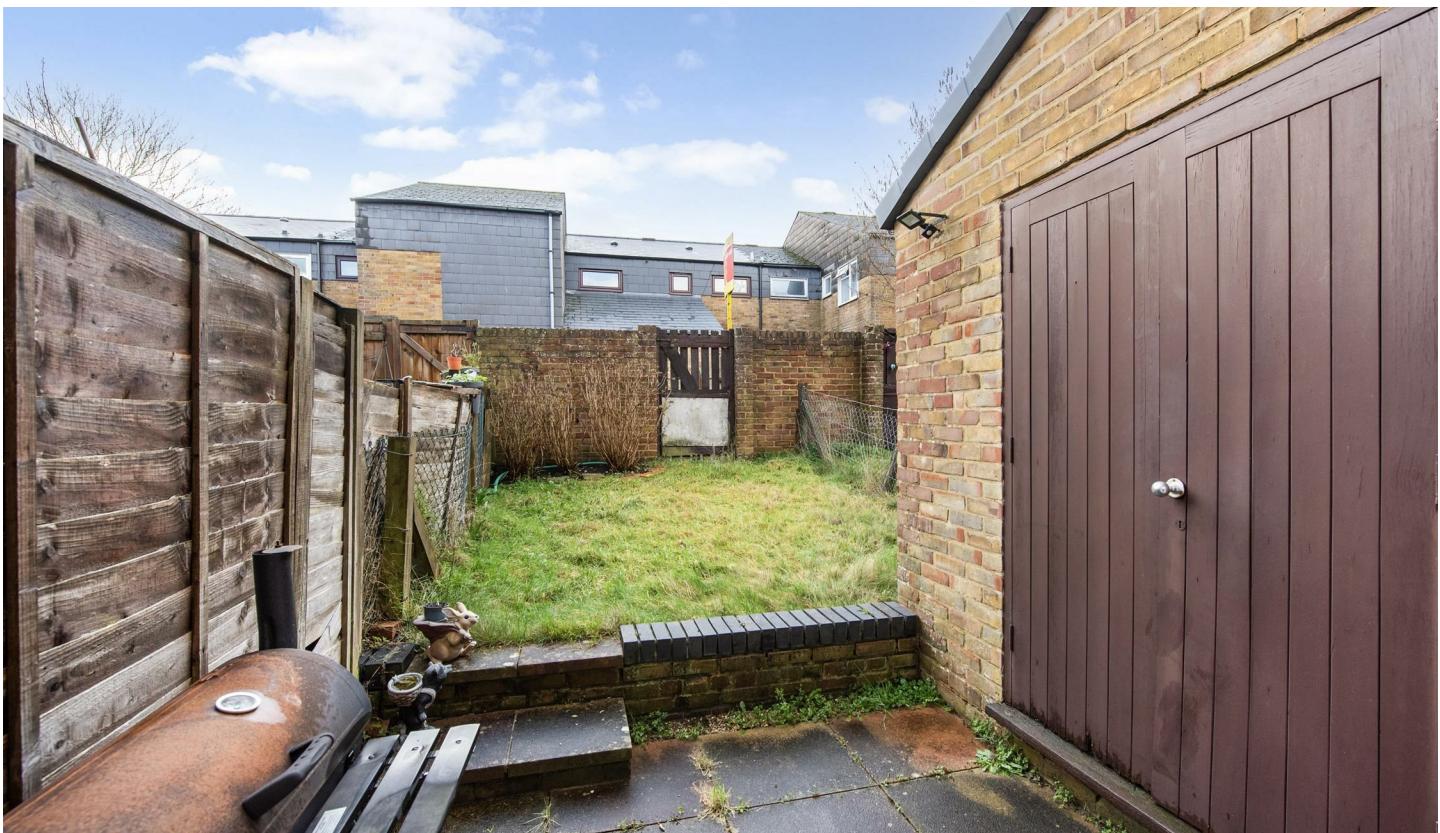
Moving to the first floor, you will discover a modern bathroom and a comfortable bedroom, providing a peaceful retreat for rest and relaxation. The top floor boasts a bright and airy living room, complemented by a sun room that invites natural light, creating a warm and inviting atmosphere. This space is perfect for unwinding after a long day or enjoying a good book.

The property also benefits from a lovely rear garden, which features a well-maintained lawn, a patio area for outdoor dining, and a shed for additional storage. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.



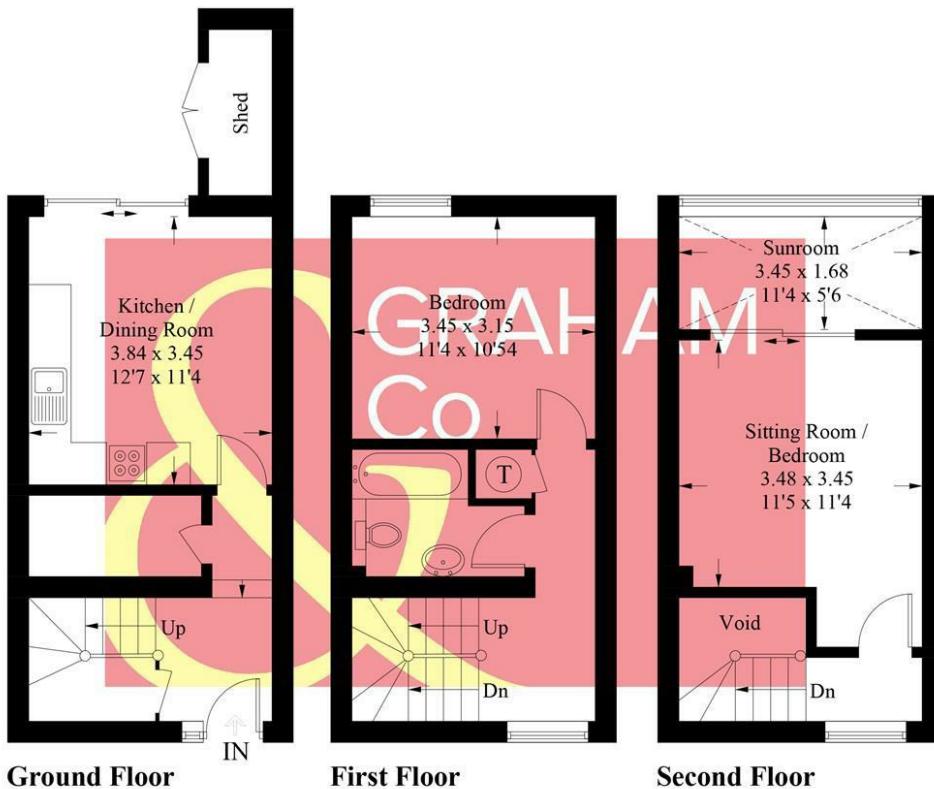


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Genoa Court, SP10

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft
(Excluding Shed)



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 (ID698479)

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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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(58-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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