GRAHAM & Co

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3 Barcelona Close, Andover, SP10 1JQ
Guide Price £240,000

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## PROPERTY DESCRIPTION BY Mr Wayne Turpin

Requiring renovation throughout, this property presents the ideal project for buyers looking to create a home tailored to their own tastes. Offering over 970 sq ft of versatile accommodation, the layout already provides excellent living space with scope to further enhance.

The ground floor comprises a spacious sitting room, dining room/ fitted kitchen, conservatory overlooking the rear garden, a family bathroom, and an additional study/home office, providing flexible accommodation to suit a variety of lifestyles.

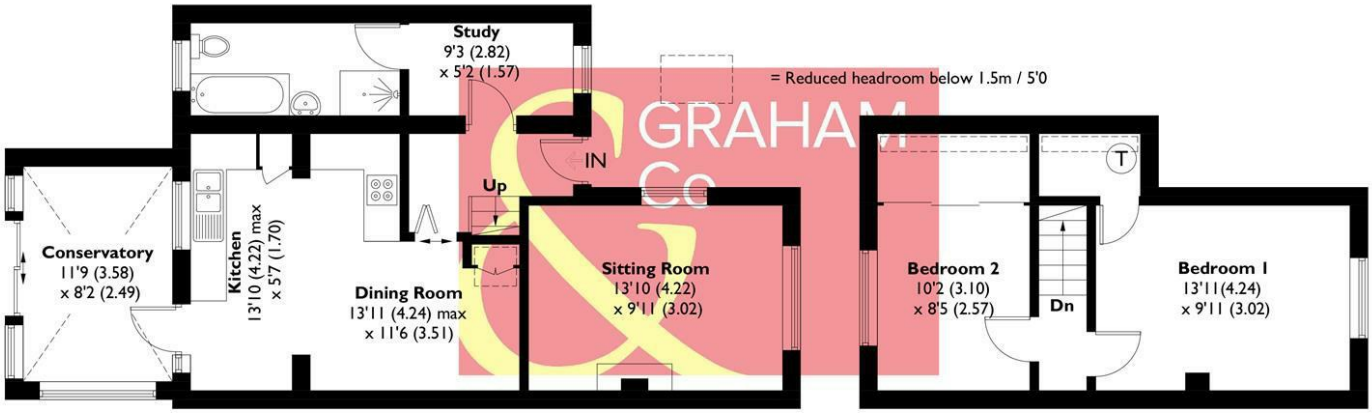
Upstairs are two well-proportioned double bedrooms, both offering generous floor space and plenty of natural light.

Externally, the property benefits from a large block-paved driveway providing off-road parking for several vehicles. The rear garden offers an excellent blank canvas for landscaping and outdoor entertaining.

Whether you're looking for your next renovation project, an investment opportunity, or a home to transform into something special, this property offers exceptional potential in a sought-after location.

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 = 973 SQ FT / 90.4 SQ M**




**GROUND FLOOR**
**652 SQ FT / 60.6 SQ M**

**FIRST FLOOR**
**321 SQ FT / 29.8 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 (ID1321132)

**Produced for Graham & Co**

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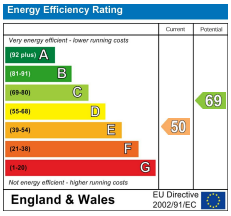


Tax Band: D

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