



8 Sheep Fair, Andover, SP10 2PJ  
Guide Price £310,000



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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market a three bedroom semi detached family home with no onward chain. The accommodation comprises an entrance hall, cloakroom, living room, kitchen and a dining room. There is also a lean to storage area which could be converted into an office and utility room. Upstairs there is a family bathroom and three bedrooms. Outside there is a large established garden with a store cupboard and rear gate access. To the front is garden space which could be turned into driveway parking with the right permissions.



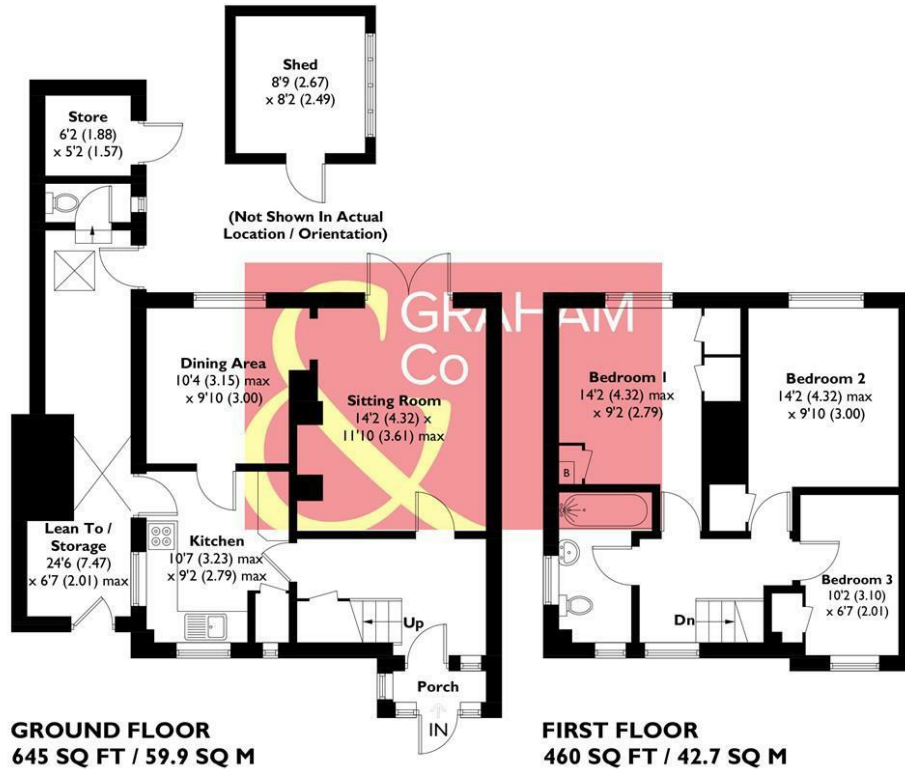


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1105 SQ FT / 102.6 SQ M**  
**EXTERNAL STORE / SHED = 100 SQ FT / 9.3 SQ M**  
**TOTAL = 1205 SQ FT / 111.9 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 (ID1313369)  
**Produced for Graham & Co**

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (91-100)                                  |         |           |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 71      | 78        |
| 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.

