



98 The Drove, Andover, SP10 3PD
Guide Price £400,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a sought after location within walking distance of local shops, the train station, good schools, several areas of open parkland, as well as doctors and the hospital, Graham & Co are delighted to bring to the market this extended semi-detached home which offers spacious and flexible accommodation having been extensively upgraded by the present owners.

The accommodation is set over two floors and is presently used as a family home with annex. The ground floor has an entrance hall, sitting room leading to the garden, a large and open plan fitted kitchen with dining area, utility and shower rooms with further ground floor accommodation currently used as a bedroom, and family room. To the first floor there are three additional bedrooms and a bathroom.

The property benefits from gas central heating and double glazing, whilst outside to the front there is a large drive providing off road parking for several cars and an electrical vehicle charging point, whilst to the rear there is a good sized landscaped garden with patio area



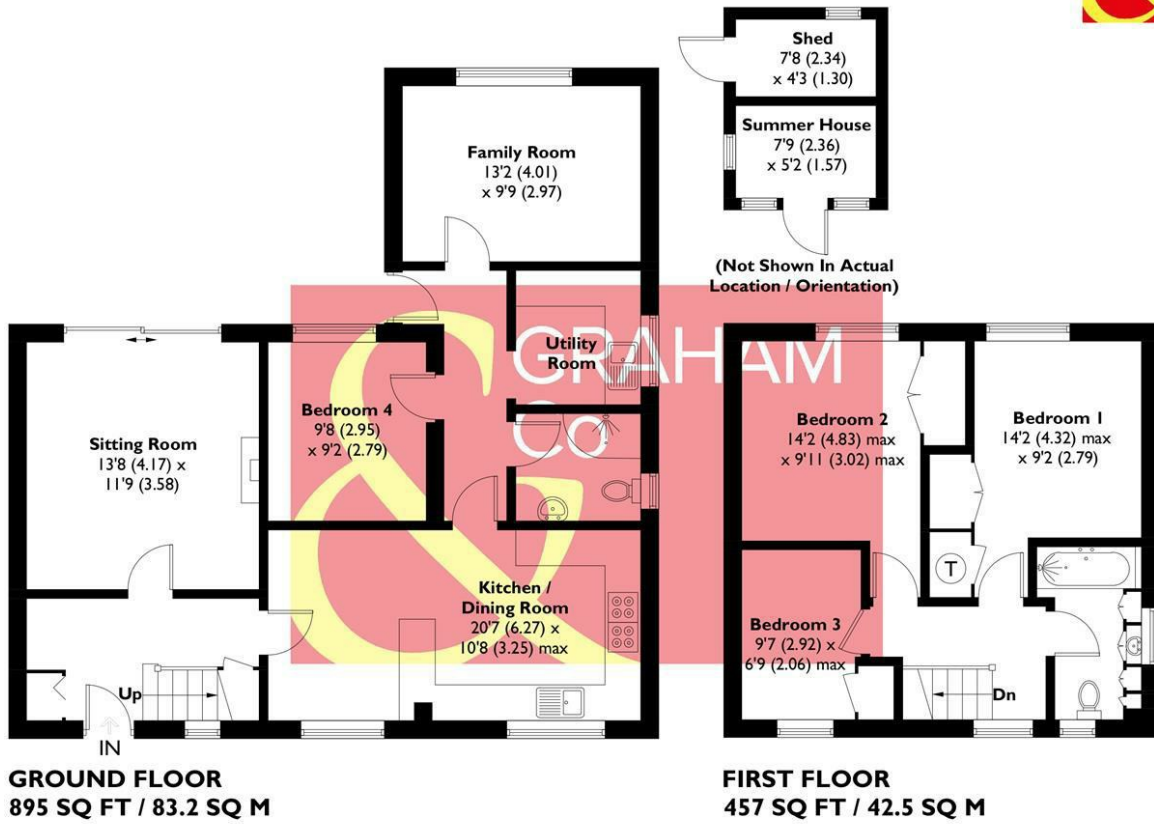


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1352 SQ FT / 125.7 SQ M
OUTBUILDING = 75 SQ FT / 7.0 SQ M
TOTAL = 1427 SQ FT / 132.7 SQ M

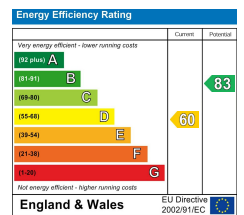


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1312162)
Produced for Graham & Co

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