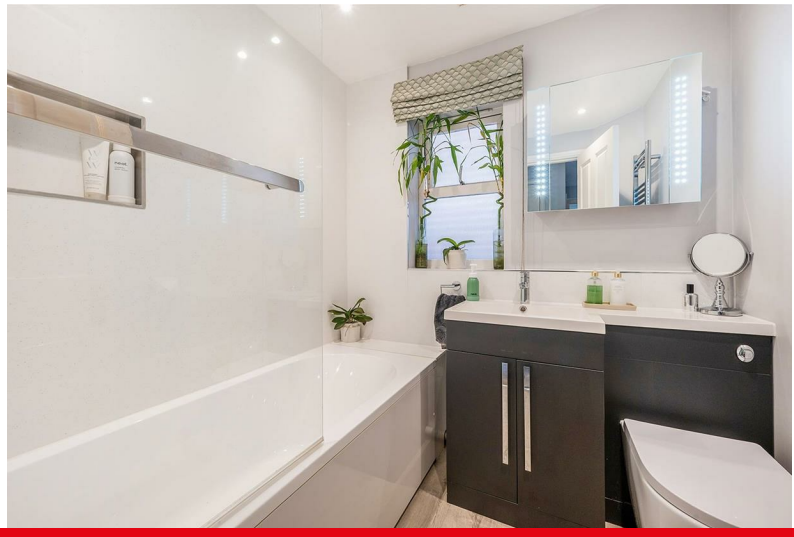
GRAHAM & Co

01264 356500
property@grahamco.co.uk
www.grahamco.co.uk







2A Cross Lane, Andover, SP10 3JE

Guide Price £389,950



2A Cross Lane, Andover,
Guide Price £389,950

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this well-presented, brick-and-flint, four-bedroom, semi-detached family home. The property is situated within a fantastic school catchment area and is within walking distance of the mainline train station.

The ground-floor accommodation comprises an entrance hall, cloakroom, sitting room, dining area, and a fitted kitchen. Upstairs, there is a family bathroom and four bedrooms, with the principal room benefiting from an en-suite shower room.

Outside, there is a low-maintenance rear garden featuring a cabin and a side gate to the integral garage and driveway.





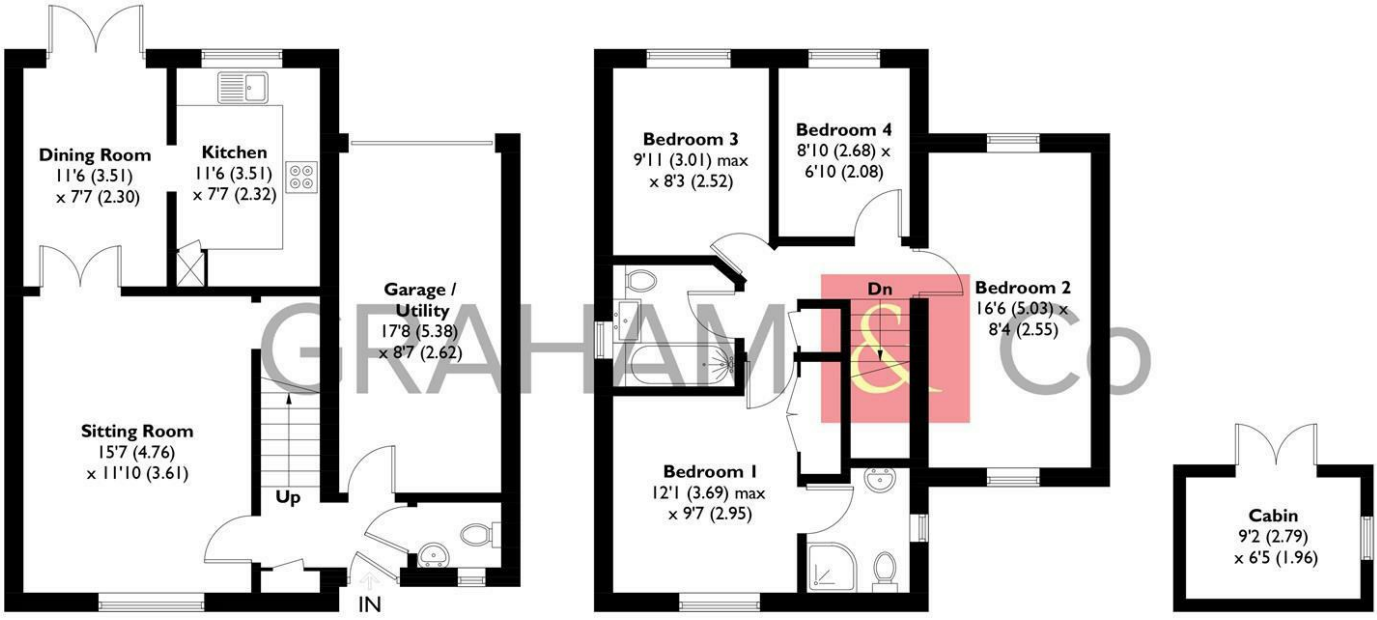


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1227 SQ FT / 114.0 SQ M
OUTBUILDING = 59 SQ FT / 5.5 SQ M
TOTAL = 1286 SQ FT / 119.5 SQ M

GRAHAM & Co



GROUND FLOOR
640 SQ FT / 59.5 SQ M

FIRST FLOOR
587 SQ FT / 54.5 SQ M

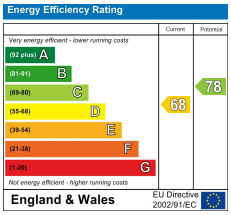
(Not Shown In Actual Location / Orientation)

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 (ID1347645)
Produced for Graham & Co

MORTGAGE ADVICE
Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com



Tax Band: D





OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

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.