

Flat 4 Meadow Heights Woodlands Way, Andover, SP10 2PL
Asking Price £100,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

RETIREMENT OVER 60'S.

This well-presented two-bedroom home offers comfortable and practical living, ideal for first-time buyers, downsizers, or investors. The property features a bright sitting and dining room that provides a welcoming space for both relaxing and entertaining, with natural light enhancing the sense of space.

The kitchen is thoughtfully arranged with a range of fitted units and work surfaces, offering a functional layout for everyday use. The property also benefits from two bedrooms, with the principal bedroom providing a generous and versatile space, while the second bedroom would work well as a guest room, home office, or nursery.

Completing the accommodation is a family bathroom fitted with a three-piece suite. The layout of the property is both practical and easy to maintain, making it a convenient home for modern living.

Situated in a convenient location, the home is well placed for nearby amenities, local walks, and transport links, making it an attractive option for a range of buyers.



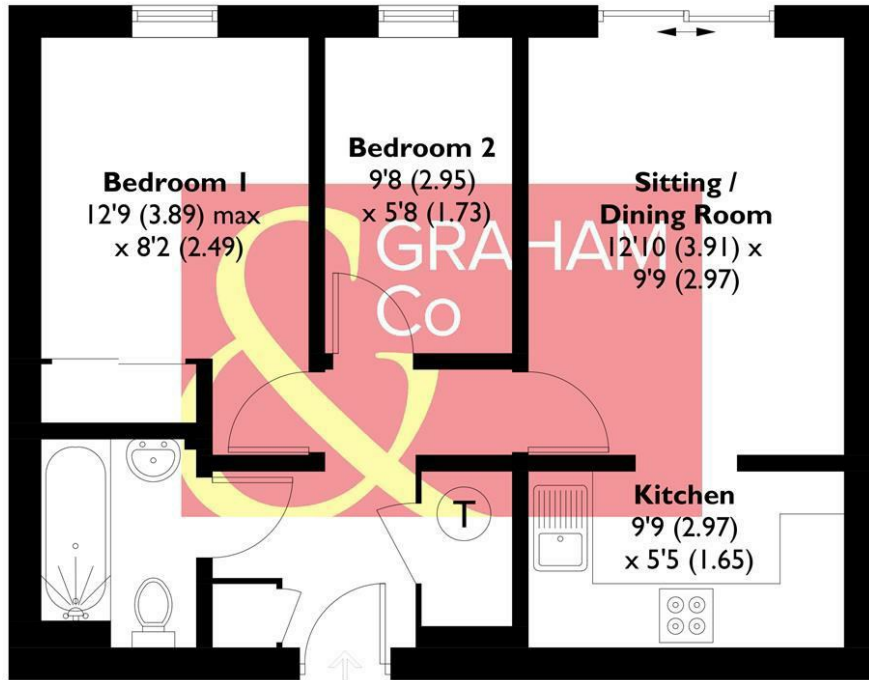


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 464 SQ FT / 43.1 SQ M



IN GROUND FLOOR

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 (ID1281268)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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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.

