



68 Seville Crescent, Andover, SP10 1JT
Offers In Excess Of £350,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac location having local shops and schools within a short walk, Graham & Co are delighted to bring to the market this stylish semi-detached family home which has been extensively upgrading having an open plan feel and presented in excellent order. The accommodation itself comprises an entrance leading to an open plan living room with dining area with views to front, open plan fitted kitchen, lean-to conservatory and a modern fitted ground floor bathroom. To the first floor there are three bedrooms, gas central heating and double glazing. Outside a driveway to the front provides of road parking with access to the rear garden which has been well landscaped with low maintenance in mind, entertaining area, shingle all enclosed , garage/workshop.



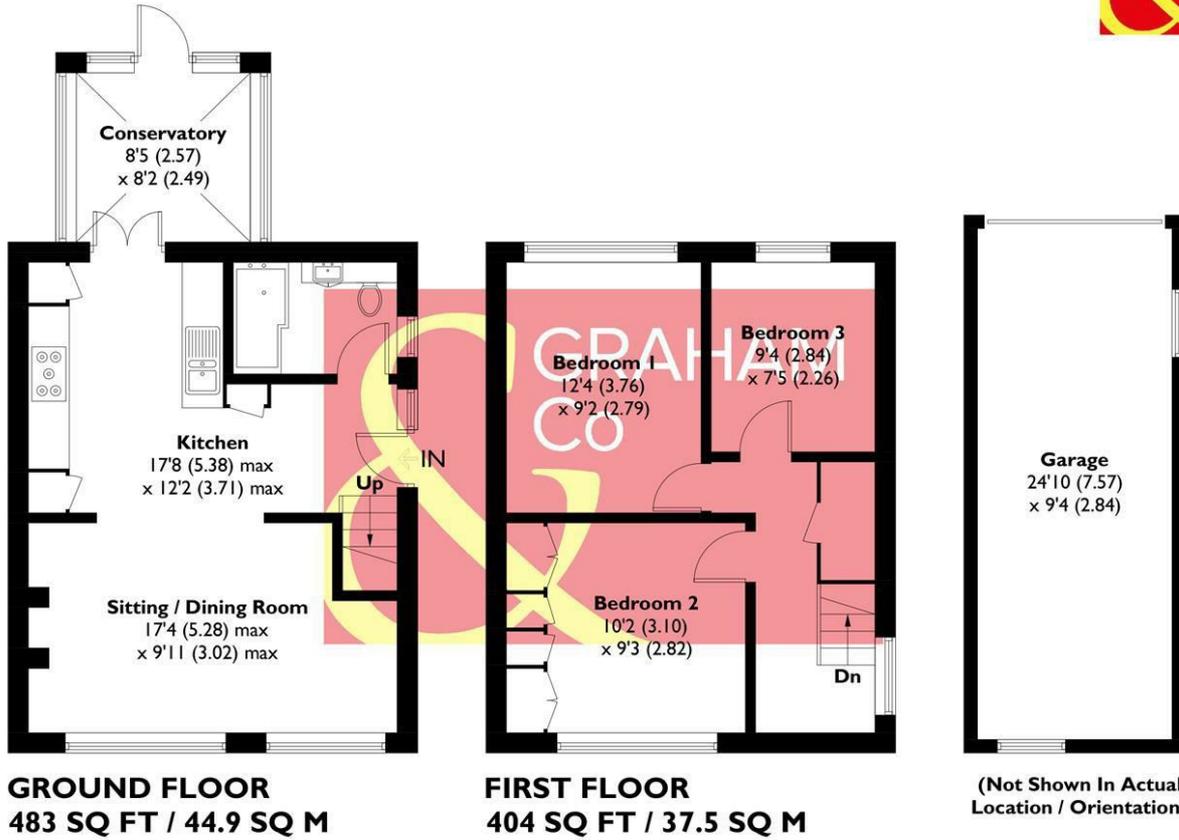


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 887 SQ FT / 82.4 SQ M
GARAGE = 231 SQ FT / 21.5 SQ M
TOTAL = 1118 SQ FT / 103.9 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 (ID1272376)
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		74	80
(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: D



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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.

