



16 The Ramparts, Andover, SP10 2UL
Guide Price £240,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the sought after Anna Fields development to the south side of Andover, Graham & Co are delighted to bring to the market this modern home. The property is offered for sale with NO CHAIN and comprises, entrance hall, sitting room, kitchen with dining area, two first floor bedrooms and shower room, gas central heating and double glazing. Outside there is a garage with parking to front and enclosed rear garden.





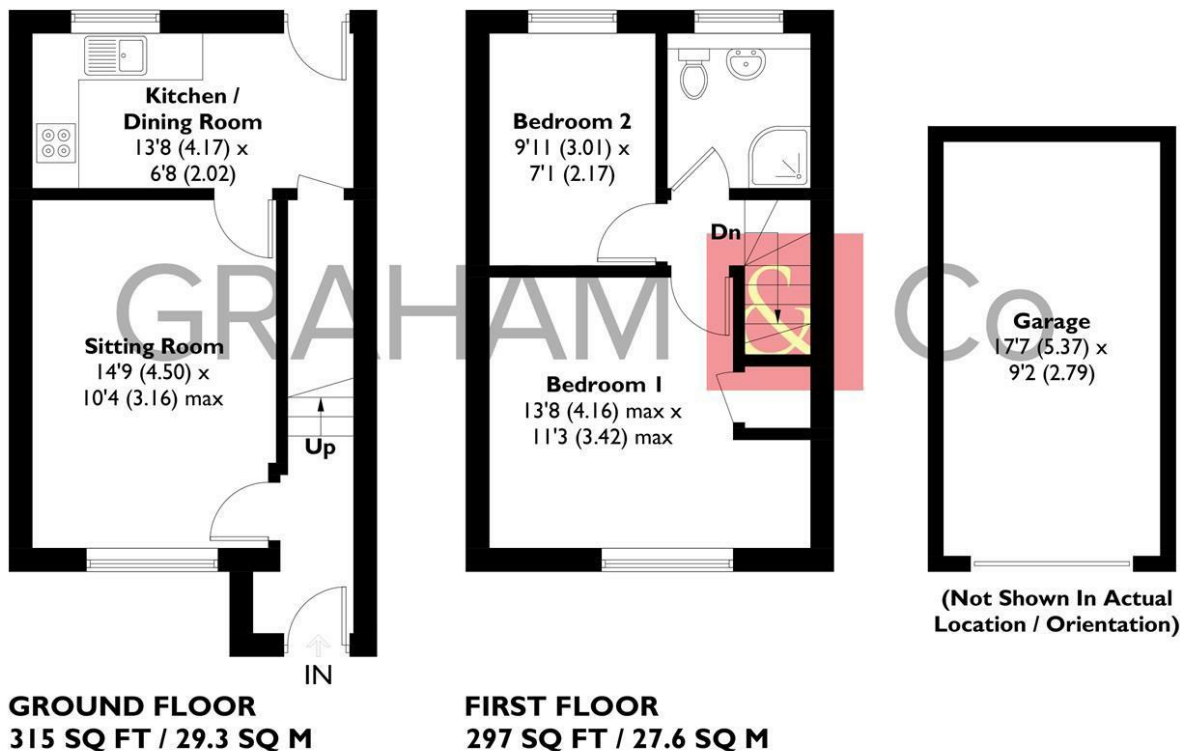
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 612 SQ FT / 56.9 SQ M
GARAGE = 161 SQ FT / 15.0 SQ M
TOTAL = 773 SQ FT / 71.9 SQ M

GRAHAM & Co



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 (ID1326890)
Produced for Graham & Co

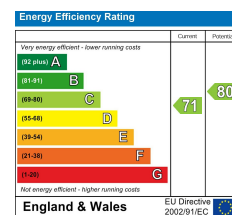
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

