



59 South View Gardens, Andover, SP10 2AQ
Offers In Excess Of £485,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this spacious and beautifully presented detached family home with accommodation over three floors. The property itself benefits from an entrance hall leading to the sitting room, fitted kitchen open plan to dining area, utility/cloakroom. To the first floor there are three bedrooms and a bathroom, stairs lead to the second floor having two further bedrooms, gas central heating and double glazing. Outside a drive provides of road parking leading to the garage, the rear garden has been well landscaped having lawn play area, large entertaining area, all enclosed.



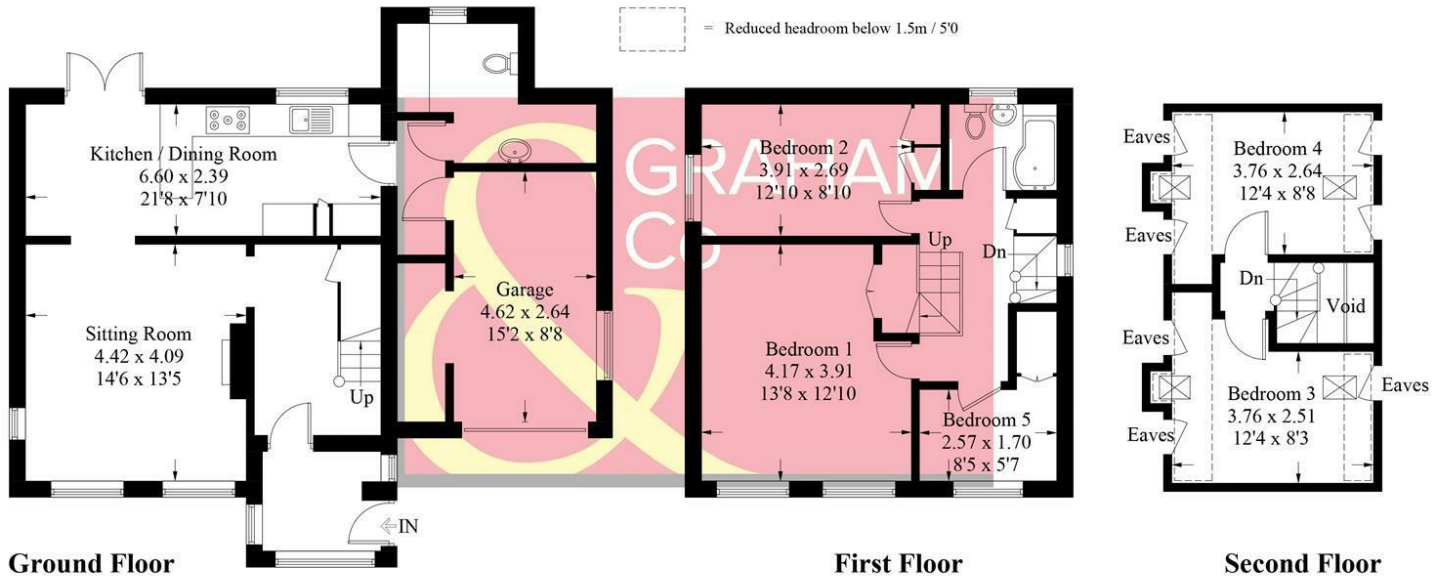


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



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Approximate Gross Internal Area = 147 sq m / 1582 sq ft
(Including Garage / Excluding Void)



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID306010)

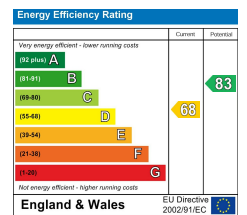
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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