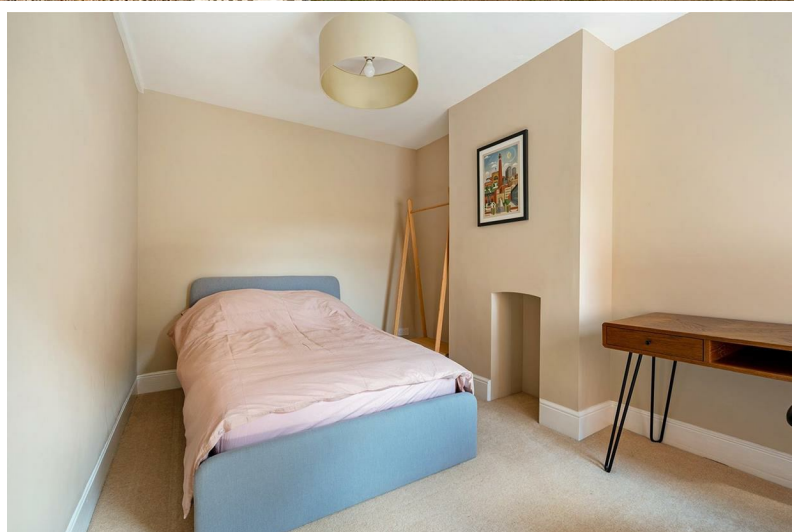




132 Old Winton Road, Andover, SP10 2DS
Guide Price £299,950



132 Old Winton Road, Andover,
Guide Price £299,950

PROPERTY DESCRIPTION BY Mr Nick King

This beautifully presented two-bedroom Victorian home blends period charm and character. The home has benefitted from recent decoration and that have refined the interiors. The accommodation comprises; living room with bay window, dining room with doors to the garden and kitchen. Upstairs, there are two bedrooms, the bathroom. The property benefits from golf course views to the rear, with the garden offering a westerly aspect from the lawn and patio. Sold with no onward chain.





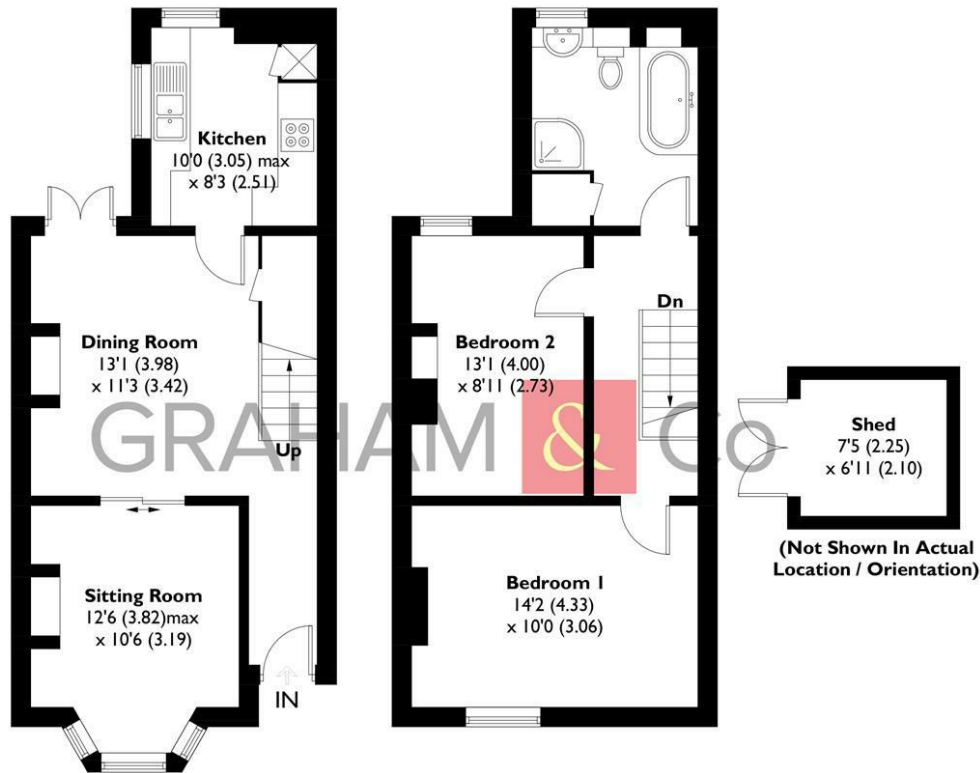
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 869 SQ FT / 80.7 SQ M
SHED = 50 SQ FT / 4.7 SQ M
TOTAL = 919 SQ FT / 85.4 SQ M

GRAHAM & Co



GROUND FLOOR
437 SQ FT / 40.6 SQ M

FIRST FLOOR
432 SQ FT / 40.1 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 (ID1329601)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
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A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tax Band: C



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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.