



6 Willow Grove, Andover, SP10 2JZ
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sort after residential location just a short stroll to the town itself, Graham & Co are delighted to bring to the market this spacious family home offered for sale with NO CHAIN. The property itself benefits from an entrance hall leading to a sitting room, open plan kitchen with dining area, conservatory and covered patio. To the first floor there are three bedrooms and a shower room, gas central heating and double glazing. Outside a driveway provides off road parking with an enclosed well established rear garden having patio and lawn, flower and shrub beds, all enclosed.



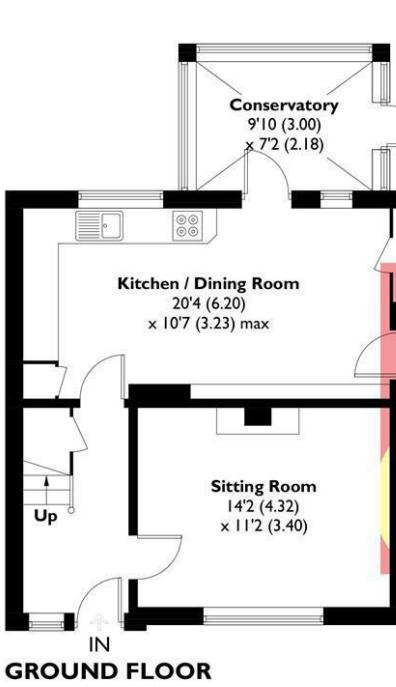


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

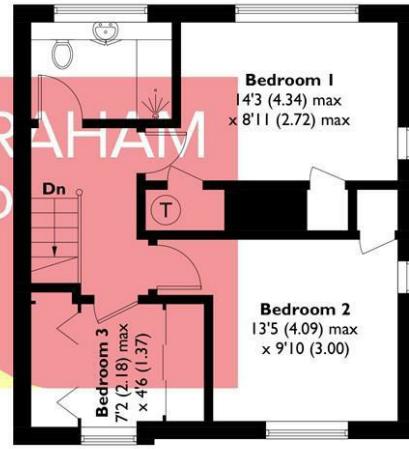




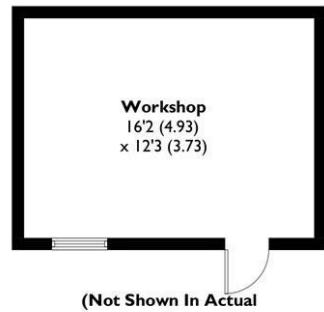
APPROXIMATE GROSS INTERNAL AREA = 1065 SQ FT / 98.9 SQ M
 OUTBUILDING = 200 SQ FT / 18.6 SQ M
 TOTAL = 1265 SQ FT / 117.5 SQ M



GROUND FLOOR
605 SQ FT / 56.2 SQ M



FIRST FLOOR
460 SQ FT / 42.7 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1256554)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	74
EU Directive 2002/91/EC			

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