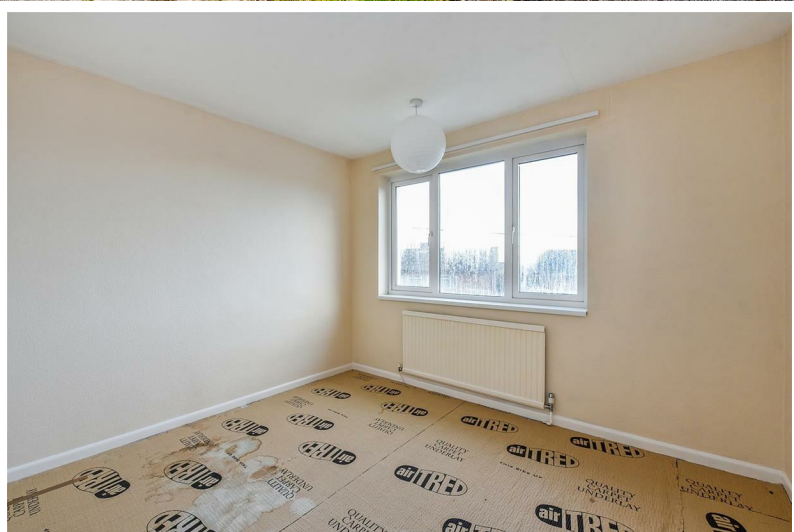
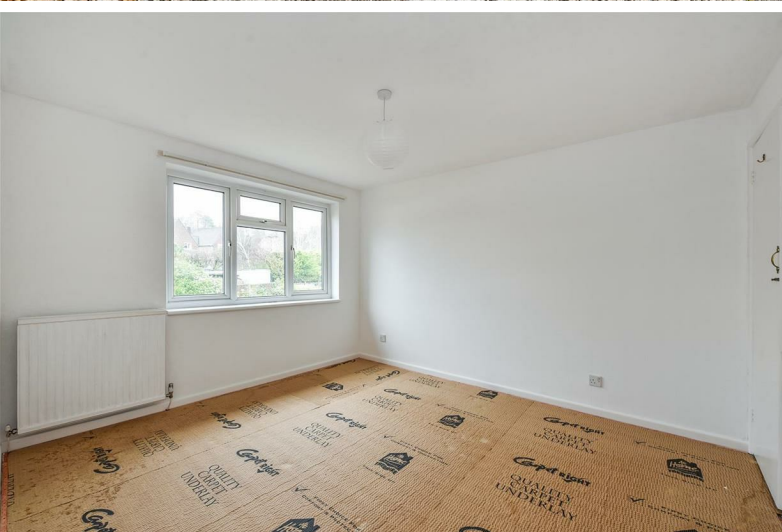


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5 Wolversdene Close, Andover, SP10 2AZ
Guide Price £307,995



5 Wolversdene Close, Andover, Guide Price £307,995

PROPERTY DESCRIPTION BY Mr Dion McArthur

This three-bedroom semi-detached home, located in a sought-after area, offers great potential for those looking to add their personal touch. While the property is in a popular neighborhood, it does require some modernizing to bring it up to date. On the ground floor, the entrance porch leads into a welcoming hallway, with a spacious dining room and lounge providing ample living space. The kitchen, though functional, could benefit from modern upgrades to suit contemporary tastes. Upstairs, you'll find three generously sized bedrooms, as well as a shower room. The property also features a front and rear garden, driveway parking, and a garage, providing plenty of outdoor space and potential for expansion or improvement. This home is perfect for those looking to invest in a property with the potential to become a real gem.



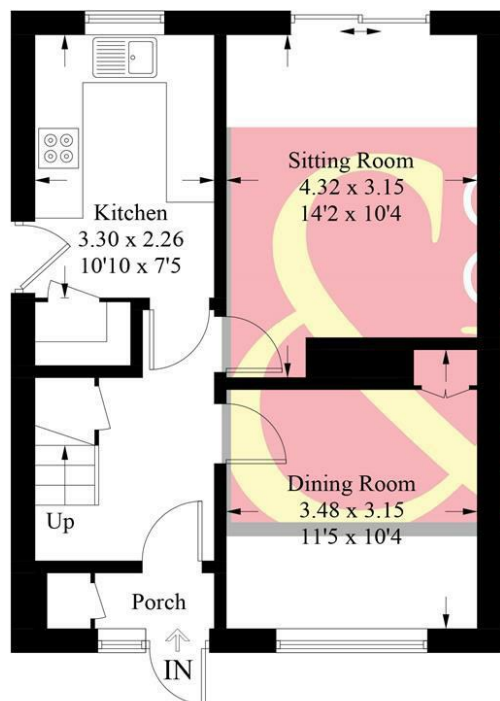


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

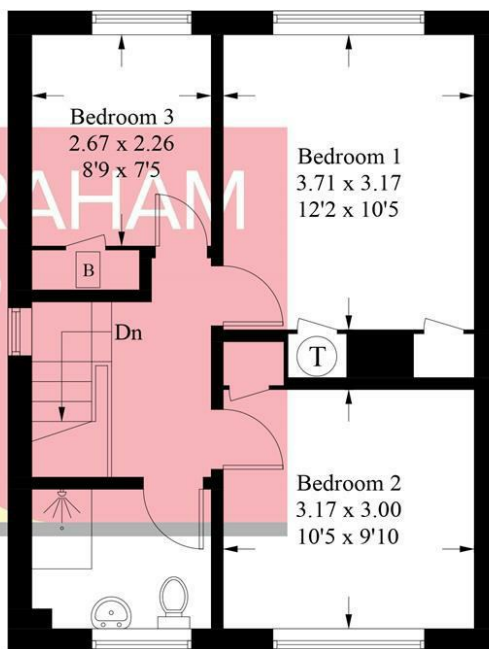


Wolversdene Close, SP10

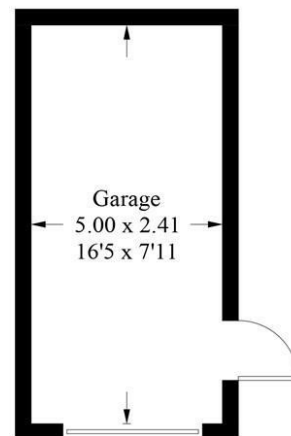
Approximate Gross Internal Area = 83.2 sq m / 895 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 95.2 sq m / 1024 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. © Emzo Marketing (ID1163191)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		85
(81-94) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
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.