



44 Millway Road, Andover, SP10 3EU  
Guide Price £675,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a sought after location just a short stroll to the train station and local shops, Graham & Co are delighted to bring to the market this stunning character property with spacious accommodation over three floors which would make an ideal purchase for multi-generational or a growing family offering flexible living space. The property itself benefits from an entrance hall with cloakroom, sitting room and dining room, fitted kitchen open plan to family room, utility and a ground floor bedroom with wet room/shower room, access to cellar. To the first floor at present used as a sitting room, dining room, fitted kitchen and shower room which could easily be made into bedroom accommodation if required. To the second floor there are three bedrooms and a bathroom. Outside to the front there is a large driveway and parking for around 6/7 cars with a good sized landscaped rear garden comprising lawn, patio, mature flower beds and shrubs all enclosed by hedging and fencing, there is also rear/side access from Roundway Court. NO CHAIN SALE.



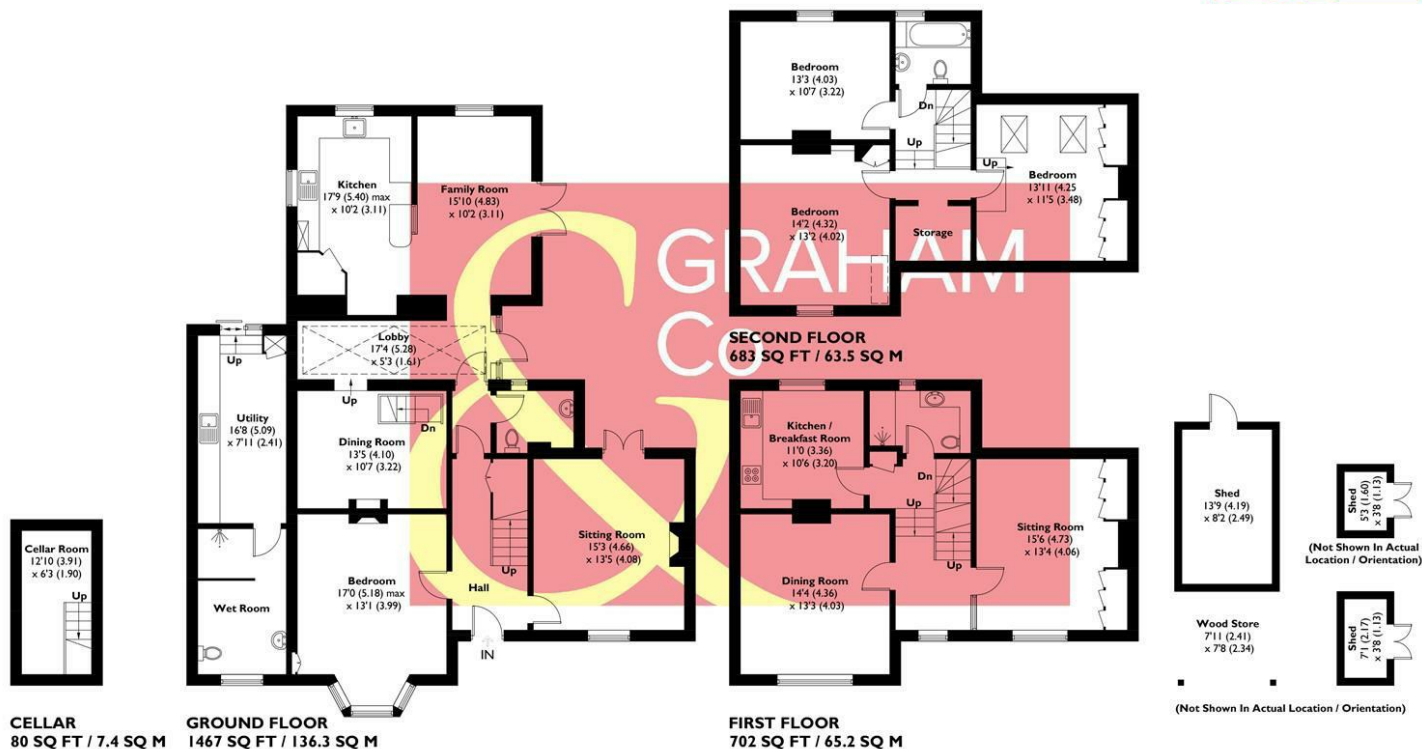


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserves all within walking distance of the town 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 = 2852 SQ FT / 265.0 SQ M  
(INCLUDING UTILITY)  
CELLAR = 80 SQ FT / 7.4 SQ M  
OUTBUILDINGS = 157 SQ FT / 14.6 SQ M  
TOTAL = 3089 SQ FT / 287.0 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 (ID 1306528)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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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.

