



1 Avenue Close, Andover, SP10 3ER
Guide Price £475,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain, a three bedroom detached bungalow situated within one of Andover's most sought after locations with the mainline train station, hospital and other local amenities within walking distance. The accommodation comprises three bedrooms, family bathroom, kitchen and a lounge diner. Outside there is an enclosed rear garden, garage with an internal door, car port and driveway parking. Further benefits of this home include a recently fitted boiler, redecoration and carpets newly fitted in the lounge and hallway.



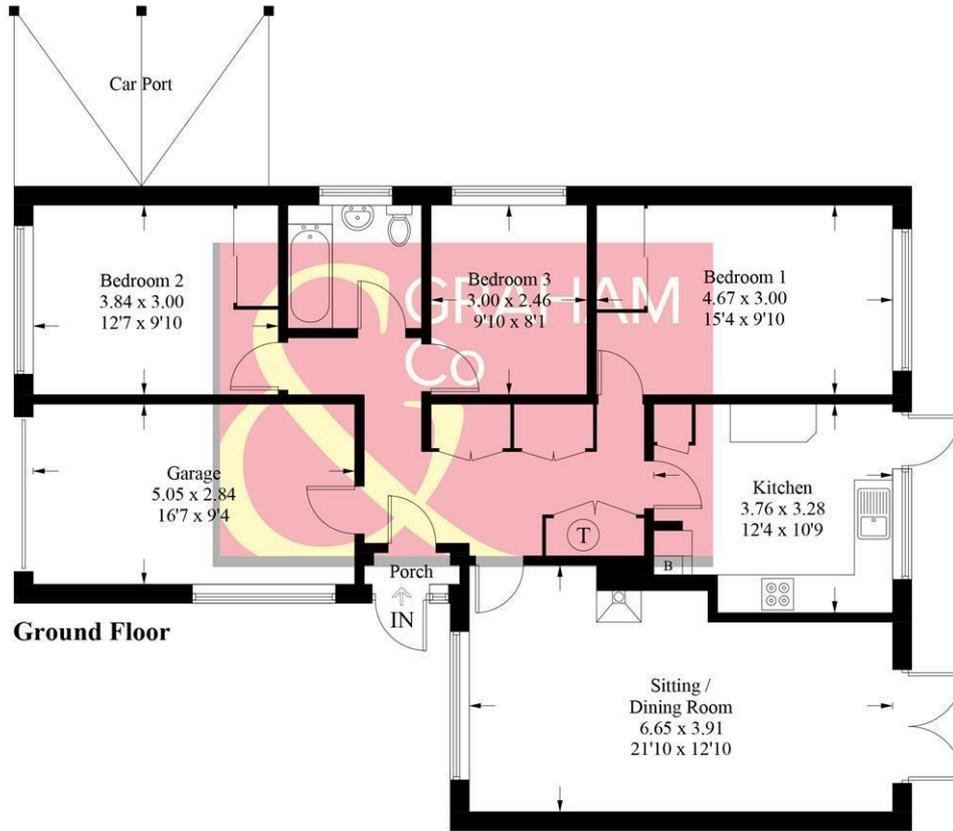


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Avenue Close, SP10

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft
(Including Garage)



PRODUCED FOR GRAHAM AND CO

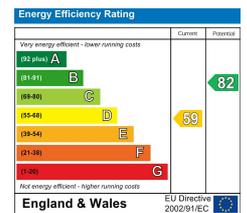
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1160140)

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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.