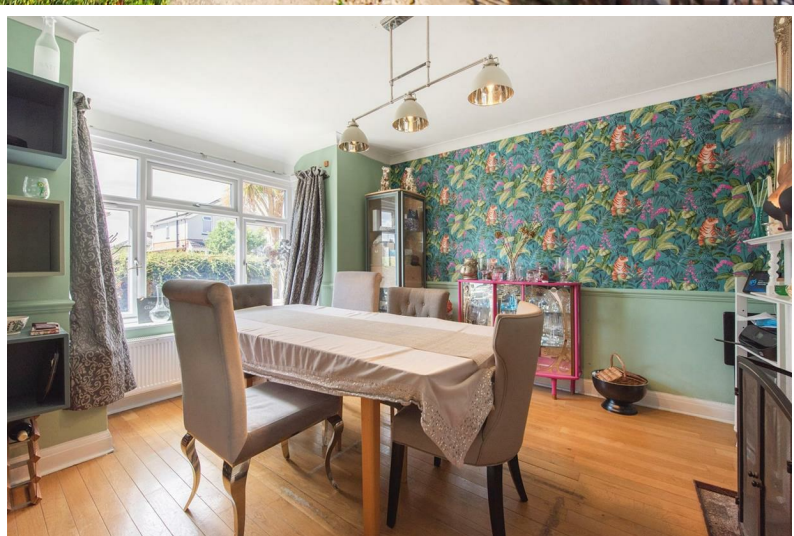




4 Orchard Road, Andover, SP10 3HH
Guide Price £485,000



4 Orchard Road, Andover,
Guide Price £485,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a popular location just a short stroll to local shops and the train station with excellent connections, Graham & Co are delighted to bring to the market this spacious detached character property offering excellent accommodation. The property benefits from an entrance hall, sitting room and a seperate dining room, modern fitted kitchen, cloakroom and store. To the first floor there are four bedrooms with the master having en-suite and dressing area, modern bathroom, gas central heating and double glazing. Outside a drive to front provides off road parking with the rear garden of excellent size and well landscaped comprising patio and decking, large area of lawn and outbuildings, all enclosed.





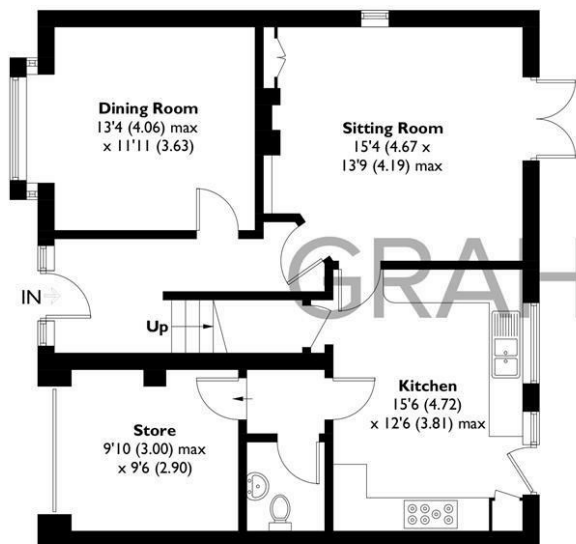
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



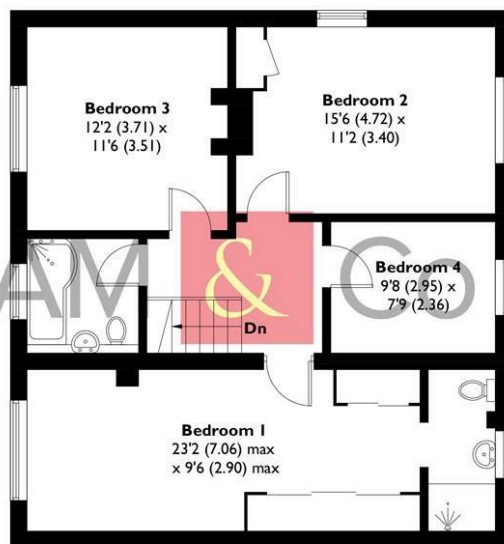


APPROXIMATE GROSS INTERNAL AREA = 1641 SQ FT / 152.5 SQ M
OUTBUILDINGS = 155 SQ FT / 14.4 SQ M
TOTAL = 1796 SQ FT / 166.9 SQ M
(EXCLUDING COVERED SEATING AREA)

GRAHAM & Co



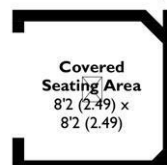
GROUND FLOOR
823 SQ FT / 76.5 SQ M



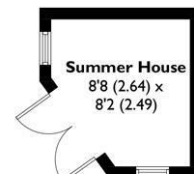
FIRST FLOOR
818 SQ FT / 76.0 SQ M



Garden Conservatory
11'11 (3.63) x 10'6 (3.20)
(Not Shown In Actual Location / Orientation)



Covered Seating Area
8'2 (2.49) x 8'2 (2.49)
(Not Shown In Actual Location / Orientation)



Summer House
8'8 (2.64) x 8'2 (2.49)
(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 (ID1325509)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(46-54) E		
(39-45) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	58	68
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.

