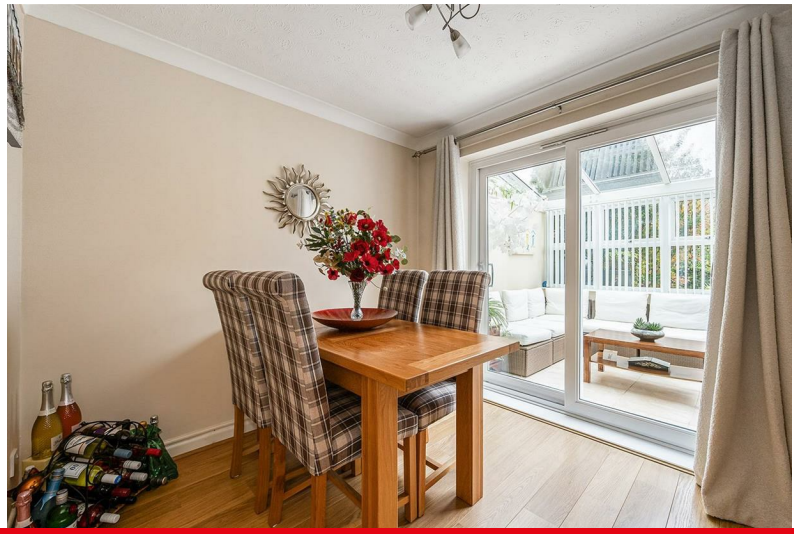
GRAHAM & Co

01264 356500
property@grahamco.co.uk
www.grahamco.co.uk







9 Sainsbury Close, Andover, SP10 2LE

Asking Price £475,000



9 Sainsbury Close, Andover,
Asking Price £475,000

PROPERTY DESCRIPTION BY Mr Nick King

Situated in this quiet residential area, both close to the amenities of Andover Town Centre and Rooksbury Mill nature reserve. Graham & Co are delighted to offer for sale this three bedroom detached family home.

The property itself benefits from; entrance hallway with cloakroom, living room with bay window, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a bathroom. Outside a private driveway leads to the garage, which in turn has a courtesy door to the garden. The rear garden is beautifully maintained with well an array of established shrubs and flowers..





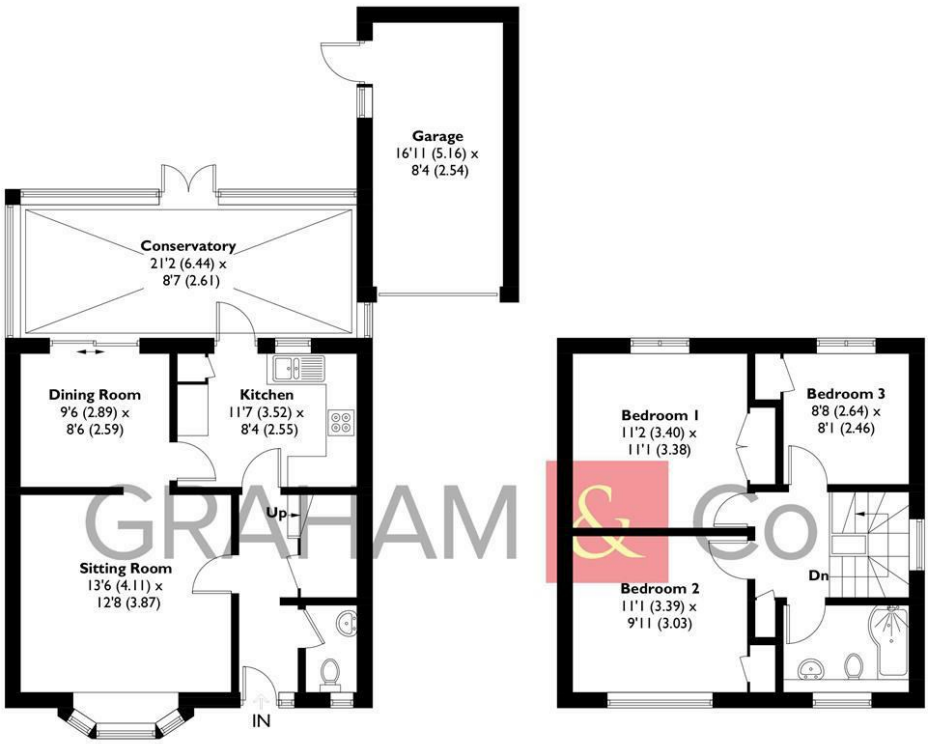


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1149 SQ FT / 106.8 SQ M
GARAGE = 143 SQ FT / 13.3 SQ M
TOTAL = 1292 SQ FT / 120.1 SQ M

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GROUND FLOOR
684 SQ FT / 63.6 SQ M

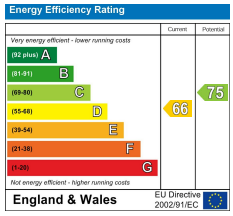
FIRST FLOOR
465 SQ FT / 43.2 SQ M

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 (ID1348158)
Produced for Graham & Co

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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.

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