



10 Ashfield Road, Andover, SP10 3PE  
Asking Price £410,000



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#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & co are delighted to offer to the market a Three bedroom semi detached character property positioned in the sought after location of Ashfield Road. Extended to almost 1200 square feet of living space, the accommodation comprises of an entrance hall, dining room, cloakroom, Living room and a fitted kitchen. Upstairs there are THREE DOUBLE BEDROOMS and a three piece suite family bathroom. To the front of the property there is ample parking and a single garage. the rear garden offers a rare large size which is fence enclosed and mostly laid to lawn with mature shrubs.



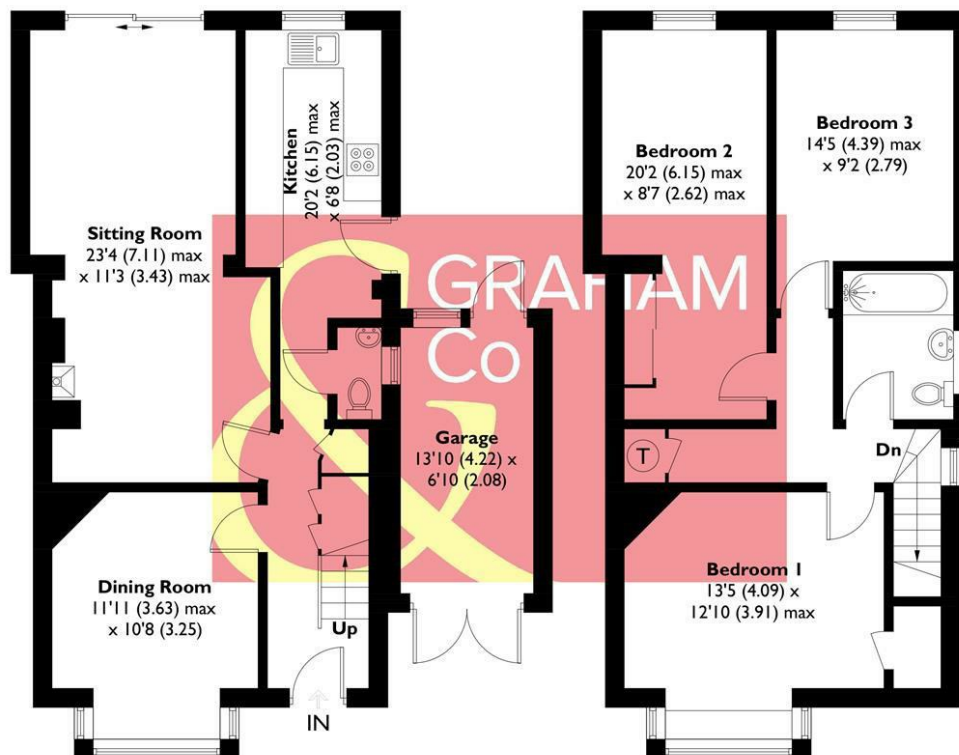


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1214 SQ FT / 112.8 SQ M**  
**GARAGE = 99 SQ FT / 9.2 SQ M**  
**TOTAL = 1313 SQ FT / 122.0 SQ M**



**GROUND FLOOR**  
**610 SQ FT / 56.7 SQ M**

**FIRST FLOOR**  
**604 SQ FT / 56.1 SQ M**

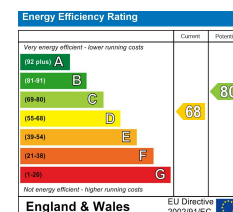
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1276090)  
**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.

