



6 Lime Walk, Andover, SP10 3PL
Guide Price £425,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer to the market a wonderfully spacious and light three bedroom detached bungalow, in a highly sought after area.

The property itself comprises of entrance hall, open plan lounge, kitchen/diner, conservatory, a shower/utility room, bathroom, two identical bedrooms, a spacious main bedroom, with doors into lean too storage area. The property also benefits from a garage with power & light and driveway parking. To the front there is a low maintenance patio area, and to the rear there is a mainly lawn garden with shrubs and flower beds to the edge.



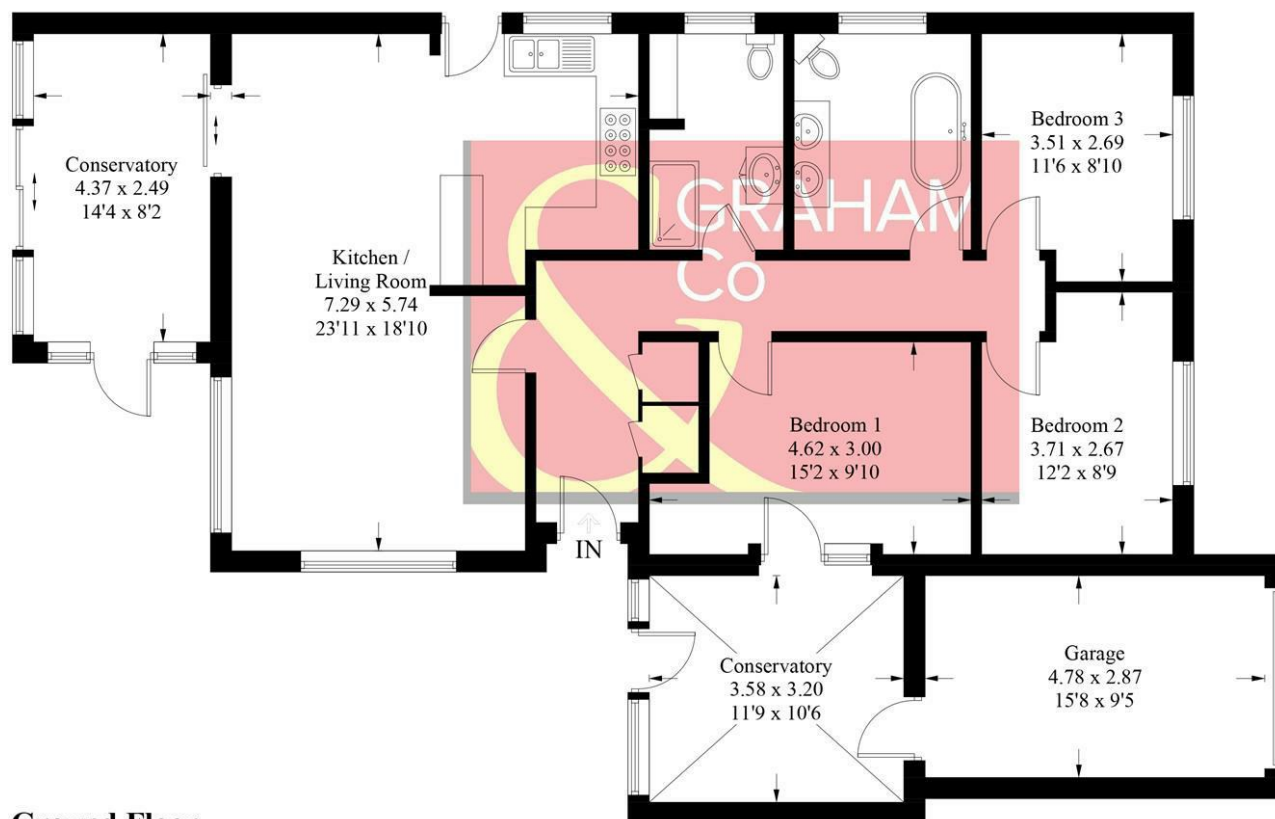


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Lime Walk, SP10

Approximate Gross Internal Area = 138 sq m / 1485 sq ft
(Including Garage)



Ground Floor

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 (ID853133)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(85-91) A		
(81-84) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.