



62 Adelaide Road, Andover, SP10 1HF  
Guide Price £220,000



## 62 Adelaide Road, Andover, Guide Price £220,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This unique and quirky two/three bedroom detached cottage is offered to the market with No onward chain. The property is located within the heart of Andover town centre with all the local amenities right on the doorstep. Internally the accommodation comprises entrance vestibule, kitchen, utility room, ground floor shower room, reception room, two double bedrooms on the first floor and a good sized cellar with opening windows to the front. The flexibility of this property makes this a truly unique house with great potential,





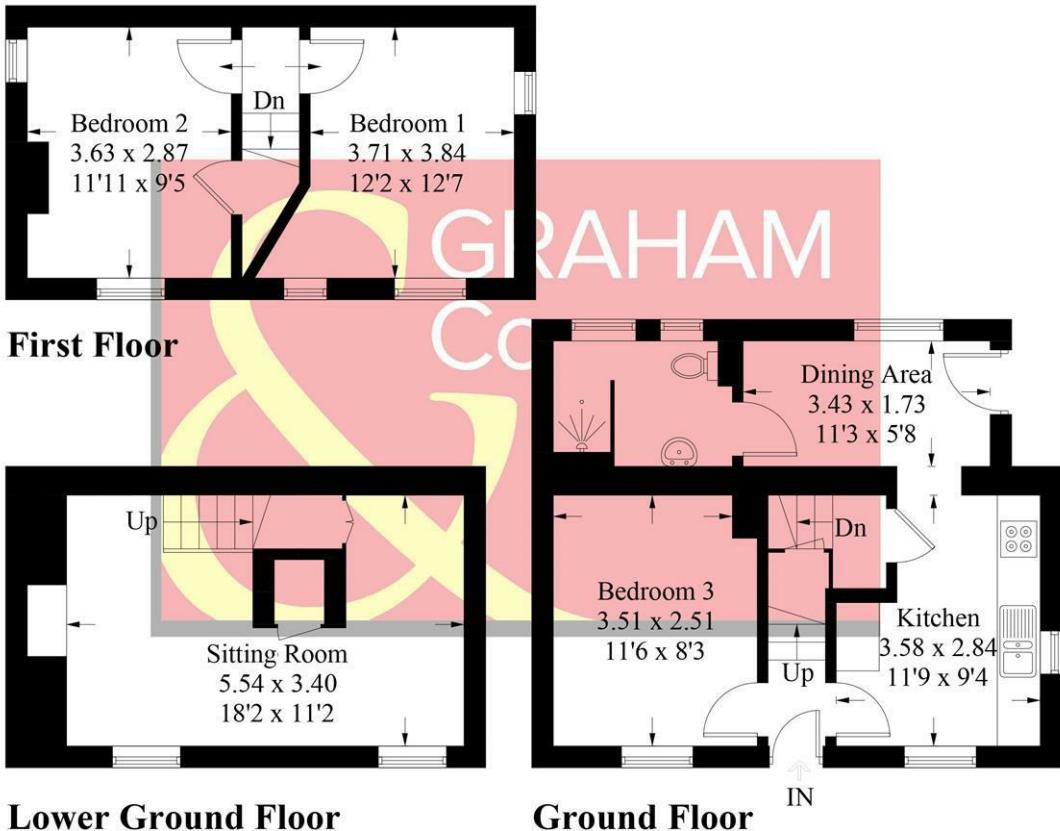
#### Andover Profile

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.



## Adelaide Road, SP10

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft



### 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 (ID912564)

### DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. At the following roundabout take the fourth turning into Adelaide Road where 62 will be on your lefthand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			85
(03-07) B			
(08-09) C			
(10-11) D			54
(12-14) E			
(15-18) F			
(19-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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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.