



31 Barnfield Rise, Andover, SP10 2UQ  
Guide Price £325,000



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the sought after Anna Fields development to the south side of Andover, Graham & Co are delighted to bring to the market this semi-detached family home being sold with NO CHAIN. The property itself benefits from an entrance hall with cloakroom, sitting room and an open plan fitted kitchen with dining area. To the first floor there are three bedrooms and a bathroom, gas central heating and double glazing. Out side a driveway leads to the garage with enclosed gardens to rear.



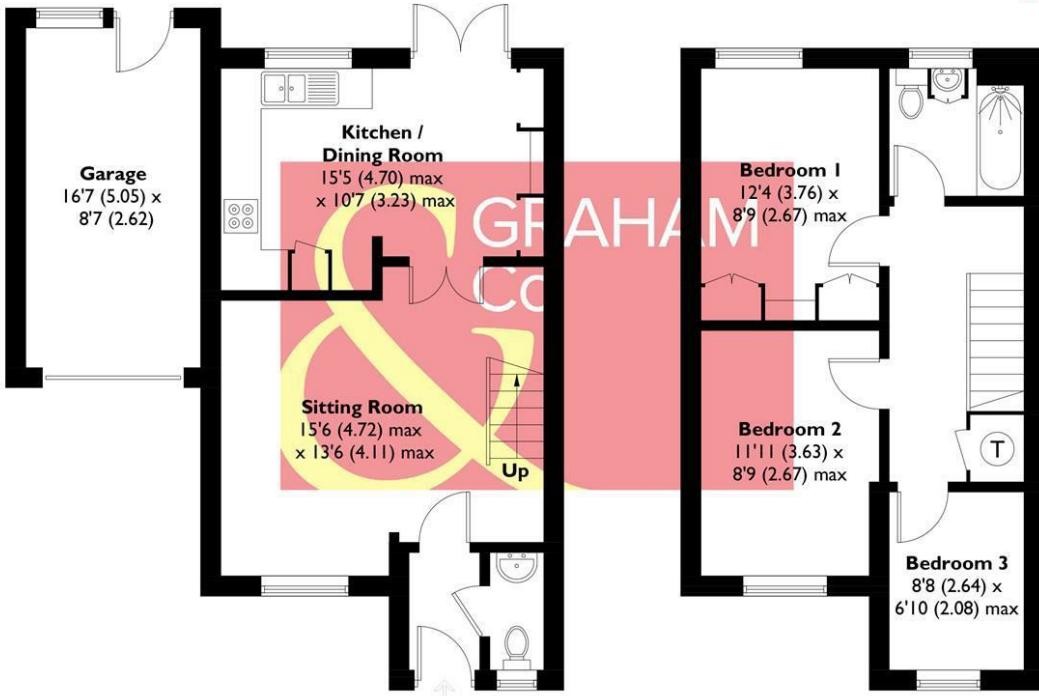


Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.





APPROXIMATE GROSS INTERNAL AREA = 844 SQ FT / 78.4 SQ M  
 GARAGE = 143 SQ FT / 13.3 SQ M  
 TOTAL = 987 SQ FT / 91.7 SQ M



**GROUND FLOOR**  
424 SQ FT / 39.4 SQ M

**FIRST FLOOR**  
420 SQ FT / 39.0 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 (ID1244990)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		70
(58-68)	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: D



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