



The Limes 68 Junction Road, Andover, SP10 3QX
Guide Price £625,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

The Limes is an impressive late Victorian house, dating from the late 1800's which has been in the same owners' tenure for many a year and in the past have been divided into two separate dwellings. Now the opportunity is vast and offers many a different path to the new owner to either modernize or divide all subject to the correct permissions and agreements.

There are many period features within the house, grand entrance hall, three elegant reception rooms all of which are generously proportioned with high ceilings, sash windows ornate coving along with classic marble fireplace surrounds. Kitchen which would have been adapted to gain separate access to the first floor and ground floor bathroom. The home also boasts the scullery which has retained the Victorian sink, copper and stove.

On the first floor there are 4 double bedrooms, bathroom, separate wc and former kitchen/utility. On the second floor there are two further bedrooms and access to the loft.

To the side of the house is parking for several cars, which leads to a generous garage and workshop with further storage room above. The remaining gardens to the front side and rear have recently been cleared of a great number of large trees so is very much now a blank canvas to re-create a lovely wrap-around gardens.



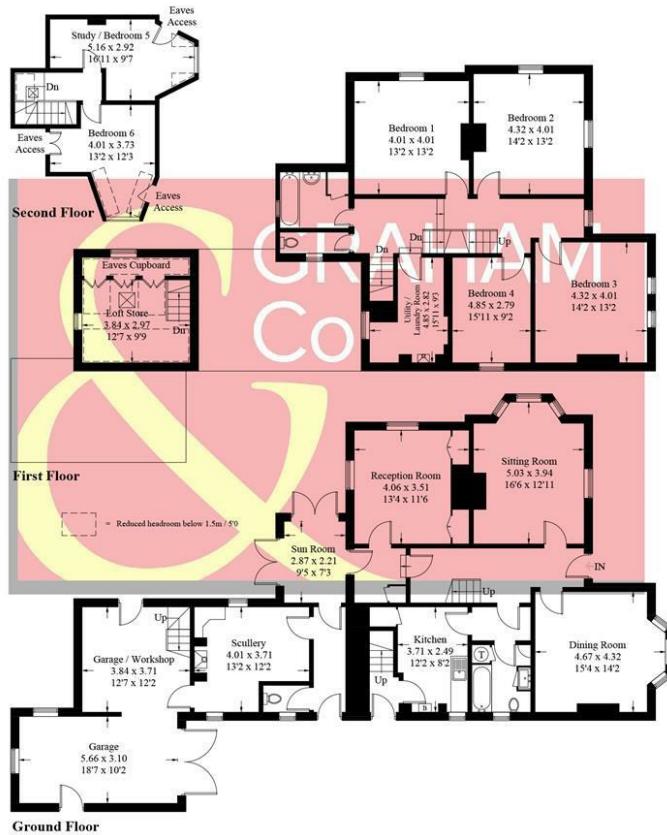


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Junction Road, SP10

Approximate Gross Internal Area = 300.5 sq m / 3234 sq ft
(Including Garage / Workshop)



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 (ID917334)

DIRECTIONS

From our office in London Street, proceed to the roundabout and take the third exit into Western Avenue. Keeping in the left hand lane, at the round take the second exit continuing on Western Avenue stay left and take your first left into The Broadway. Take your first right into Junction Road and proceed towards the end of the road where No 68 will be on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			72
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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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.