



9 Sheep Fair, Andover, SP10 2PJ
Guide Price £359,950



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market the beautifully presented and well cared for three bedroom semi detached family home situated in Sheep Fair, just a short stroll from the town centre.

The well thought out accommodation comprises an entrance porch, hallway, sitting room, kitchen diner, cloakroom, utility room and an outhouse/office. Upstairs there are three bedrooms and a family bathroom. The rear garden is a fantastic size for families and gardening enthusiasts alike. It is fence enclosed with level lawn, patio and decking.





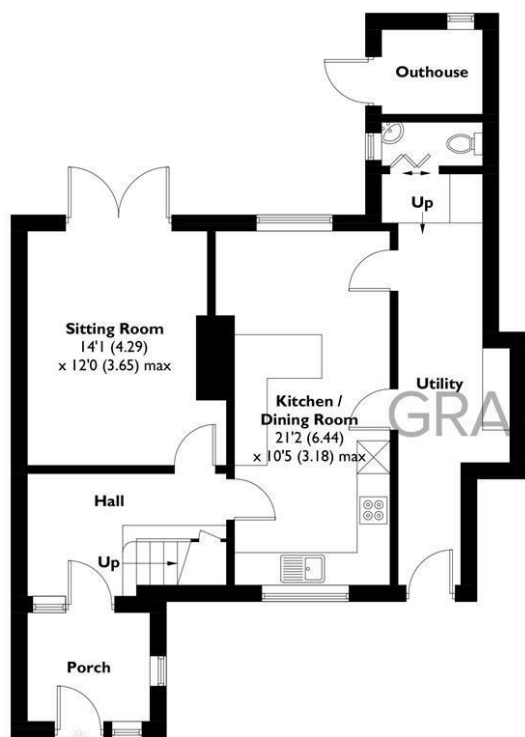
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1162 SQ FT / 108.0 SQ M
STORAGE / OUTHOUSE = 162 SQ FT / 15.1 SQ M
TOTAL = 1324 SQ FT / 123.1 SQ M

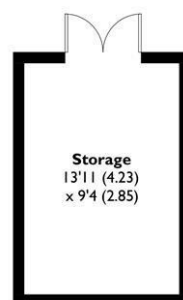
GRAHAM & Co



GROUND FLOOR
692 SQ FT / 64.3 SQ M



FIRST FLOOR
470 SQ FT / 43.7 SQ M



(Not Shown In Actual
Location / Orientation)

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 (ID1329865)

Produced for Graham & Co

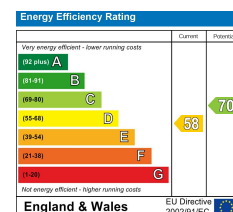
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.