

5 Wessex Gardens, Andover, SP10 3JD
Asking Price £328,250



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in a tucked-away cul-de-sac position within easy reach of Andover town centre and the train station, this well-proportioned three/four-bedroom end of terrace home offers versatile living space and is being sold with no onward chain.

The first floor features three bedrooms and a modern shower room, while the ground floor boasts two reception rooms, a well-equipped kitchen, a utility lobby, and a third reception room/bedroom four with shower, providing flexible accommodation to suit your needs. A convenient downstairs WC completes the layout.

Externally, the property benefits from a driveway and lawned area to the front, offering off-road parking, while the rear enjoys a private enclosed courtyard garden, perfect for outdoor relaxation.



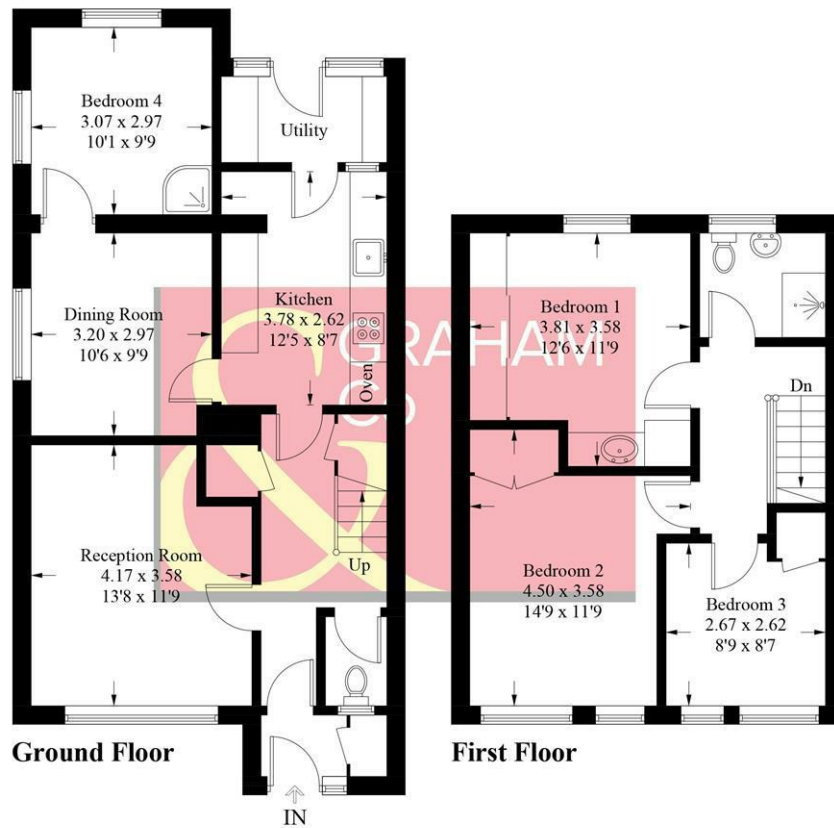


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Wessex Gardens, SP10

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft



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 (ID1184038)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	80	85
(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: C



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