



**130a Junction Road, Andover, SP10 3JB**  
**Asking Price £515,000**





## 130a Junction Road, Andover, Asking Price £515,000

### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co offer for sale this impressive detached family home.

The accommodation comprises of; entrance hallway with cloakroom and storage cupboard, living room, dining room, fitted kitchen and utility room and conservatory. To the first floor there are four bedrooms, with ensuite facilities to the principle bedroom along with the family bathroom.

There is a large rear garden incorporating patio, shed, pond and side access. The mature garden is well maintained with established planting throughout.

Outside to the front there is ample off street parking, along with a garage.

The property benefits from sale with no onward chain.







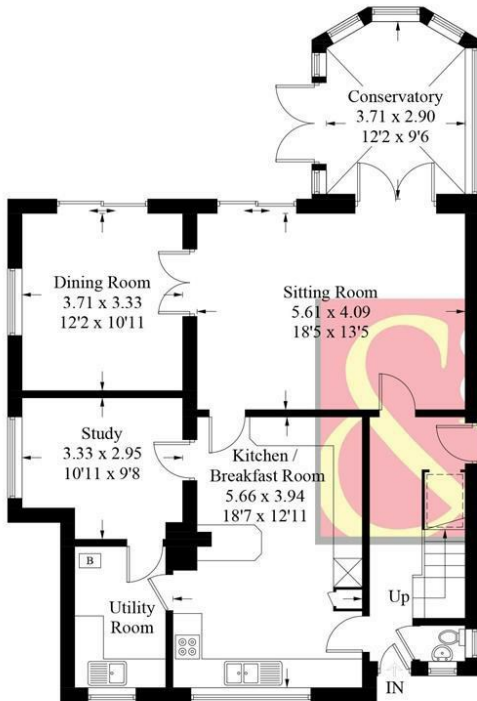
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



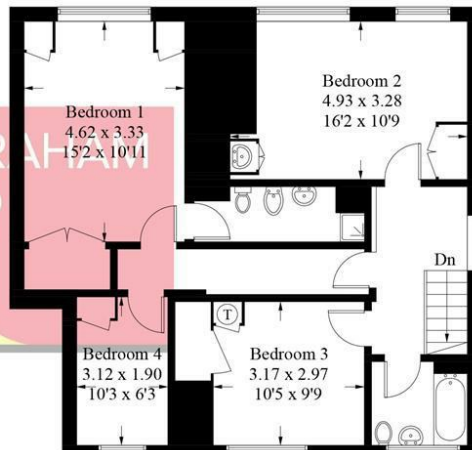


## Junction Road, SP10

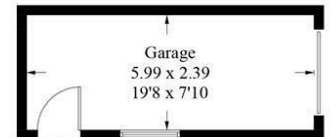
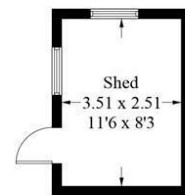
Approximate Gross Internal Area = 176.6 sq m / 1902 sq ft  
Garage / Shed = 23.1 sq m / 249 sq ft  
Total = 199.7 sq m / 2151 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

### 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 (ID1202141)

## MORTGAGE ADVICE

### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)

Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.