



30 Pilgrims Way, Andover, SP10 5HW

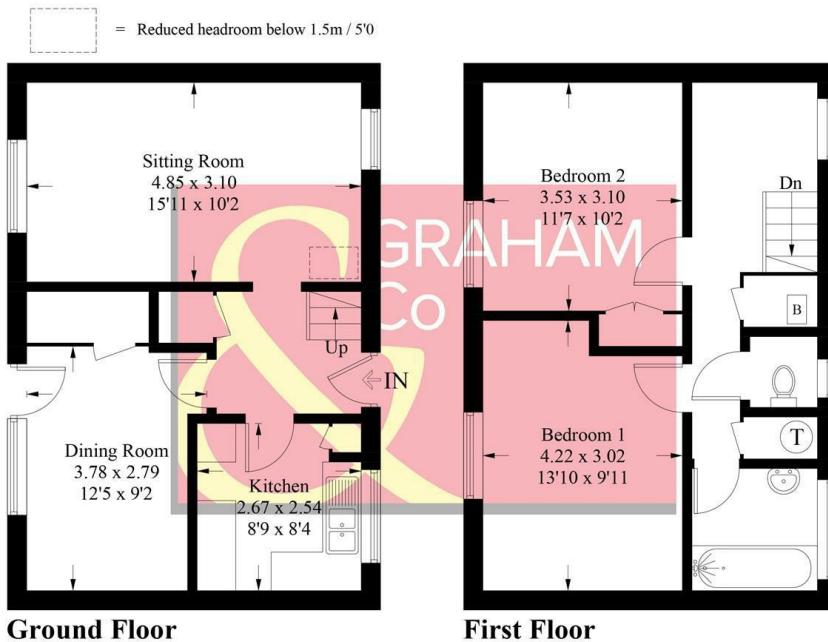
Asking Price £200,000

## PROPERTY DESCRIPTION BY *Mr Guy Sommerville*

This two-bedroom end-of-terrace home, located in the Pilgrims Way development on the edge of Andover, offers great potential for those looking to update and modernise. The property features two reception rooms, a kitchen, a downstairs cloakroom, two double bedrooms, and a first-floor bathroom. Being sold with no onward chain, this home provides an excellent opportunity for buyers seeking a project or investment. Please note that the property is of non-standard construction, which may limit mortgage options. Interested parties are advised to consult a mortgage broker for guidance.

### Pilgrims Way, SP10

Approximate Gross Internal Area = 82.4 sq m / 887 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 (ID1172168)

## DIRECTIONS

From our offices in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Take the second turning on the right hand side into London Road and follow the road right to the end. At the roundabout take the second exit (straight on) into Walworth Way and at the next mini roundabout take the first exit (left) into Pilgrims Way.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

**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.