



23 Ashfield Road, Andover, SP10 3PE
Guide Price £400,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautiful extended family home situated in one of Andover's most popular and sought after roads. Offering over 1300 square feet of living space, the accommodation houses FOUR reception rooms not including a boot room/ entrance area and three bedrooms. outside there are front and back gardens which are laid to lawn as well as a double garage.



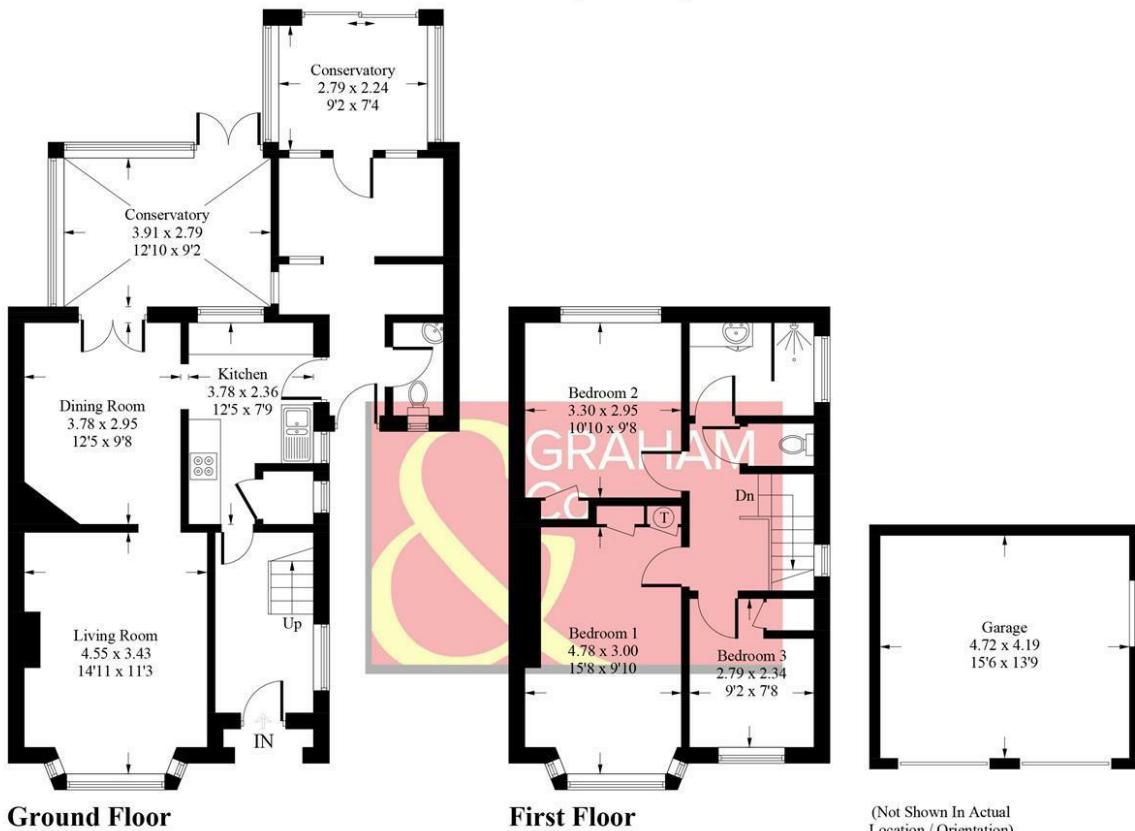


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Ashfield Road, SP10

Approximate Gross Internal Area = 122.2 sq m / 1315 sq ft
 Garage = 19.7 sq m / 212 sq ft
 Total = 141.9 sq m / 1527 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 (ID846727)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout keep in the middle land and take the second exit into The Broadway. At the mini roundabout bear right into Weyhill Road. Proceed straight across the next two roundabouts and over the railway bridge. Take the next turning right into The Drove, and then first left into Ashfield Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(03-07)	B		79
(08-40)	C		
(41-44)	D		65
(45-54)	E		
(55-58)	F		
(59-60)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



OPEN 7 DAYS

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 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.