



56 Mylen Road, Andover, SP10 3HG  
Guide Price £295,000



## 56 Mylen Road, Andover, Guide Price £295,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a popular location just a short stroll to the town and train station , Graham & Co are delighted to bring to the market with NO CHAIN this detached family home requiring upgrading. The property itself benefits from entrance hall, living room with views to front, open plan kitchen with dining area. To first floor there are three bedrooms and a bathroom, gas central heating. Outside there is a parking space to front and a large garden to rear with lawn, patio, pond , flower and shrub beds.





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.

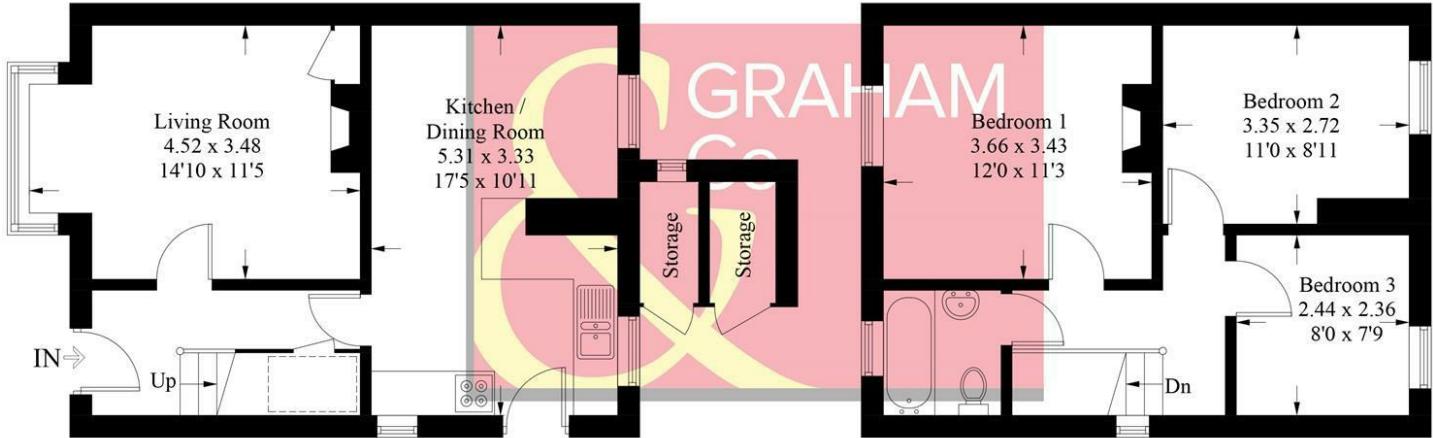


## Mylen Road, SP10

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft  
 Storage = 2.8 sq m / 30 sq ft  
 Total = 80.3 sq m / 864 sq ft



= Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

### 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 (ID1195674)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(58-68) D			60
(39-57) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

EU Directive 2002/91/EC

82

60

England & Wales

EU Directive 2002/91/EC

82

60

England & Wales

EU Directive 2002/91/EC



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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.