



33 The Close, Hatherden, SP11 0HW
Guide Price £192,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market an excellent three bedroom village home, situated in the heart of Hatherden. The property itself comprises of entrance hall, lounge, kitchen diner, three bedrooms, family bathroom, a fully enclosed private rear garden and two allocated parking spaces. The property is offered to the market on a shared ownership scheme and is being marketed at its current 80% value.



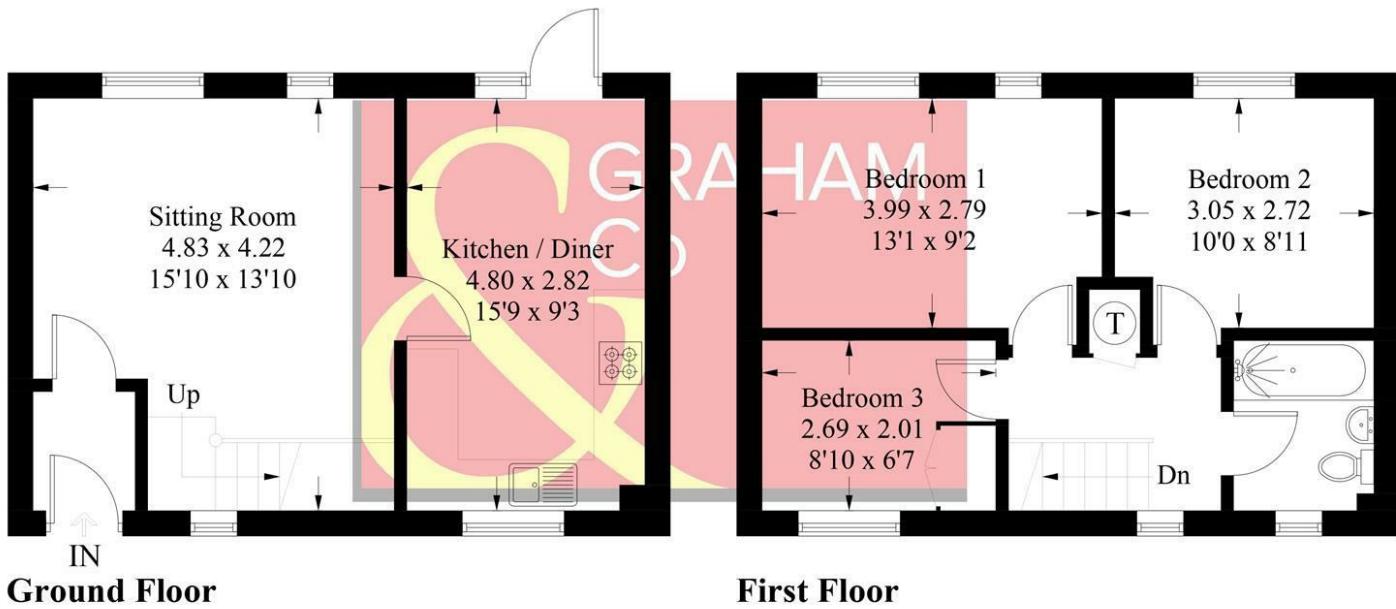


The Close is situated in an excellent location in the village of Hatherden, which can be found to the north of Andover in an Area of Outstanding Natural Beauty. The village has a church, primary school and pub and the larger village of Charlton (2 miles) has a local shop/post office.



Hatherden, SP11

Approximate Gross Internal Area = 70.1 sq m / 754 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 (ID751762)

DIRECTIONS

Proceed from the town along Redon Way towards the village of Charlton, continue through the village of Charlton then into the village of Hatherden, proceed through the village passed the Church and School and The Close will be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(03-07)	B		
(08-40)	C		
(41-48)	D		
(49-54)	E		
(55-58)	F		
(59-90)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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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.