



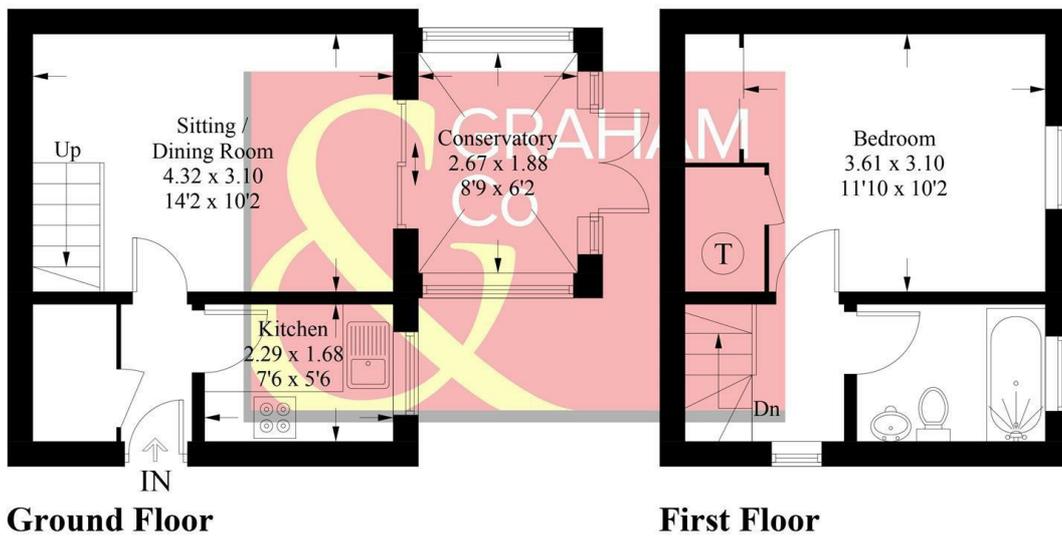
**3 Albany Mews, Andover, SP10 3EZ**  
**Guide Price £189,950**

## PROPERTY DESCRIPTION BY *Miss Jay Cowan*

This charming one bedroom house conveniently located within walking distance to the train station, shops and other amenities features an entrance hall with a convenient store cupboard, a kitchen, and a lounge that leads to a bright conservatory. Upstairs, you'll find a spacious double bedroom with a built-in wardrobe and a well-appointed bathroom. Outside, the property offers parking and a lovely rear, south facing garden. Perfect for first-time buyers or investors!

### Albany Mews, SP10

Approximate Gross Internal Area = 48.3 sq m / 520 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 (ID 1100071)

## DIRECTIONS

From our office in London Street, proceed to the roundabout and take the third exit into Western Avenue. Keeping in the left hand lane, at the following roundabout take the second exit into The Broadway. At the mini roundabout take the right hand fork into Weyhill Road. Continue along Weyhill Road and at the Railway Tavern Public House roundabout, take the third exit right into Mylen Road. Continue along, take the third turning on the left into Watson Acre and then first left into Albany Road where you will find Albany Mews on your left.

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

**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.