



99 Wool Grove, Andover, SP10 2QF
Guide Price £310,000



99 Wool Grove, Andover, Guide Price £310,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this beautifully presented three bedroom family home just a short walk from the town centre. Tastefully decorated and move in ready, the accommodation stretches over 1000 square feet and comprises an entrance hall, living room, modern kitchen, dining area and a conservatory. Upstairs has three bedrooms and a family bathroom. The garden is low maintenance garden with astro turf, decking and a large shed.



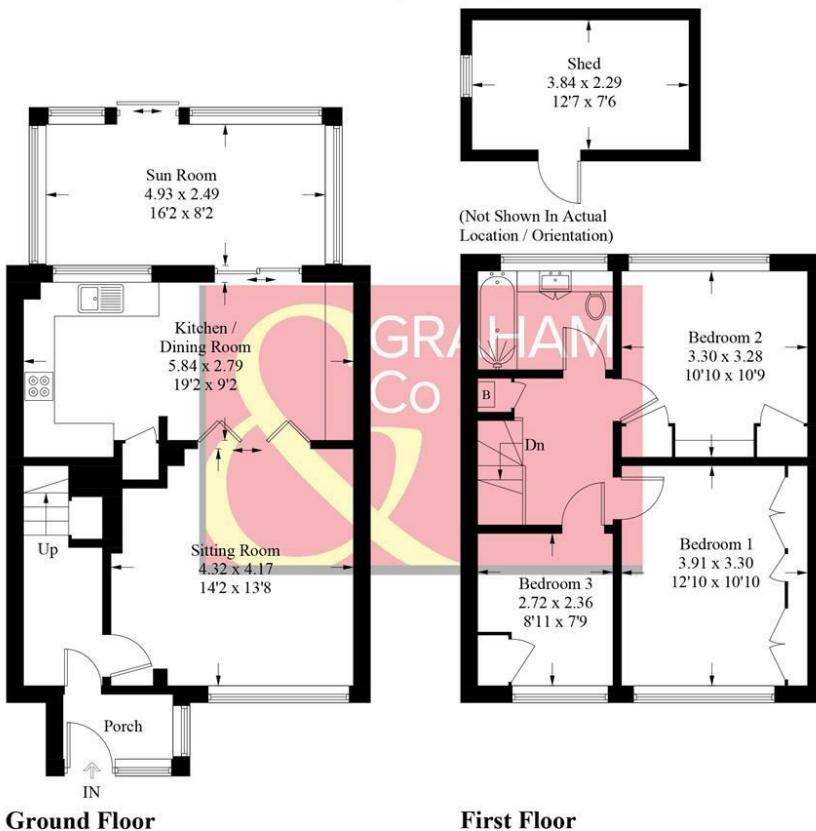


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Wool Grove, SP10

Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft
 Shed = 8.8 sq m / 95 sq ft
 Total = 110.3 sq m / 1187 sq ft



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 (ID1199283)

MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	86	
(81-91)	B		
(69-80)	C	70	
(58-68)	D		
(39-54)	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

86

70

G

F

E

D

C

B

A



OPEN 7 DAYS

If you are considering selling your home
 please contact us today for your free
 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.