

13 Medway Court, Andover, SP10 5ER  
Guide Price £260,000



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Welcome to this charming mid-terrace family home located in Medway Court, River Way. This well-presented property boasts three spacious bedrooms, making it an ideal choice for families seeking comfort and convenience. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation.

The house has been thoughtfully remodeled, ensuring a modern and inviting atmosphere throughout. With two bathrooms in total, morning routines will be a breeze for the entire family. The property also includes a GARAGE, offering additional storage space or the perfect spot for your vehicle.



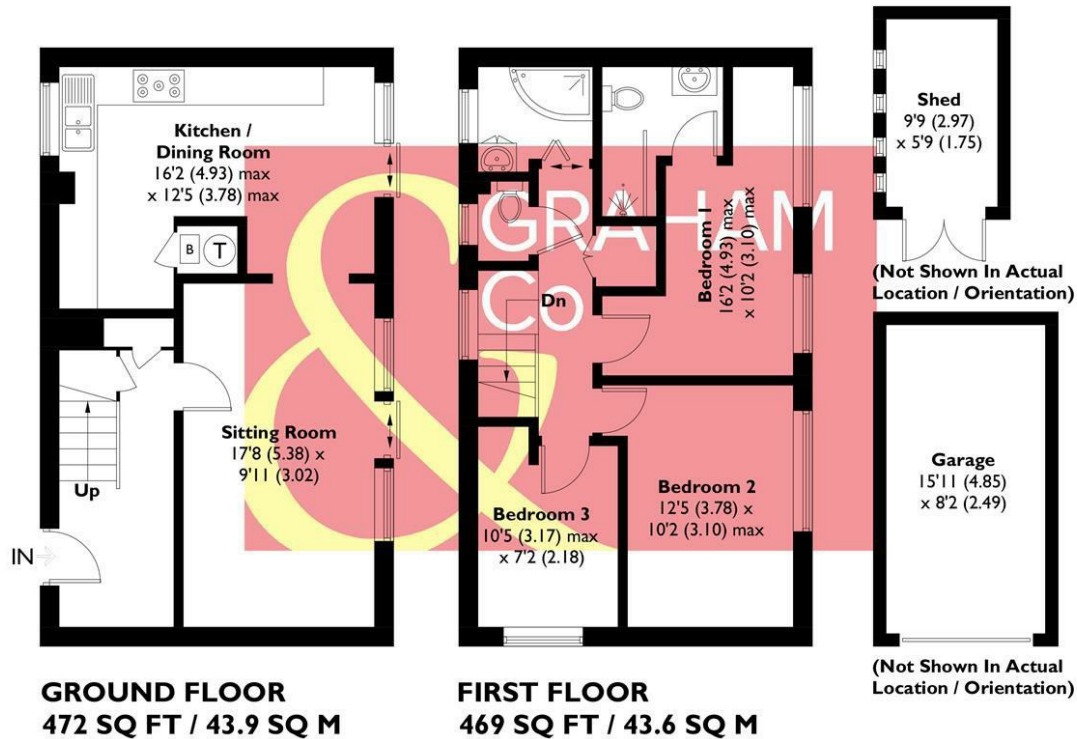


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





**APPROXIMATE GROSS INTERNAL AREA = 941 SQ FT / 87.5 SQ M**  
**OUTBUILDINGS = 186 SQ FT / 17.3 SQ M**  
**TOTAL = 1127 SQ FT / 104.8 SQ M**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1274431)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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