



**27 The Crescent, Andover, SP10 3BL**  
**Guide Price £350,000**



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this spacious character property positioned in a popular location just a short stroll to the town centre and train station. The cottage is presented in excellent order throughout with accommodation comprising a sitting room with views to front, dining room and a newly fitted kitchen. To the rear of the house is an extension to provide a fourth bedroom with ensuite. To the first floor there are three bedrooms and a family bathroom, gas central heating and double glazing. Outside a drive provides parking for two cars, the rear garden is well landscaped to provide patio area leading to the artificial lawn, all enclosed.



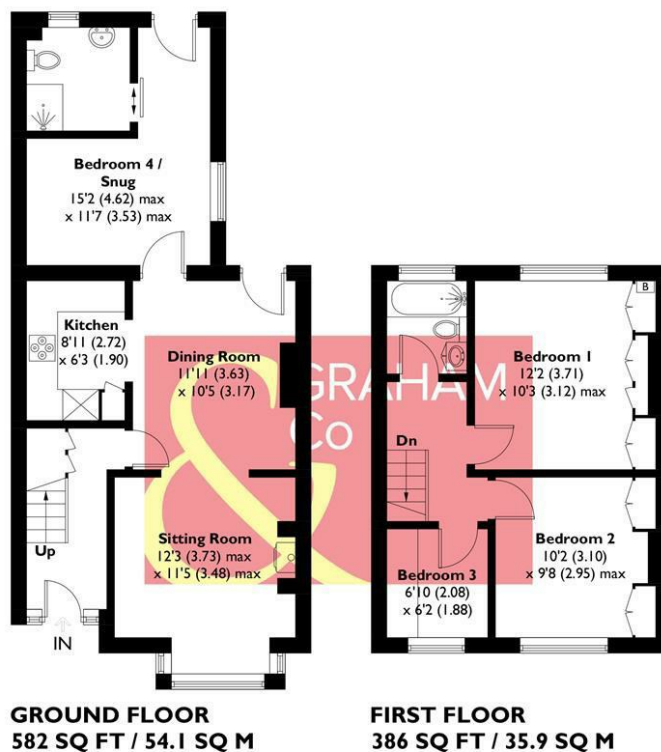


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 968 SQ FT / 90.0 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 (ID1276192)  
**Produced for Graham & Co**

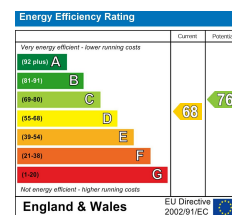
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