



14 Beckett Road, Andover, SP10 3HT
Asking Price £265,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Tucked away in a cul-de-sac location just a short stroll to the train station and town centre, Graham & Co and delighted to market this two bedroom semi-detached home. The property itself benefits from an entrance hall with cloakroom, living/dining room leading to the garden and a fitted kitchen with views to front. To the first floor there are two bedrooms and a bathroom, gas centre heating and double glazing. Outside a driveway provides off road parking with the rear garden comprising decking area and lawn enclosed by hedging.



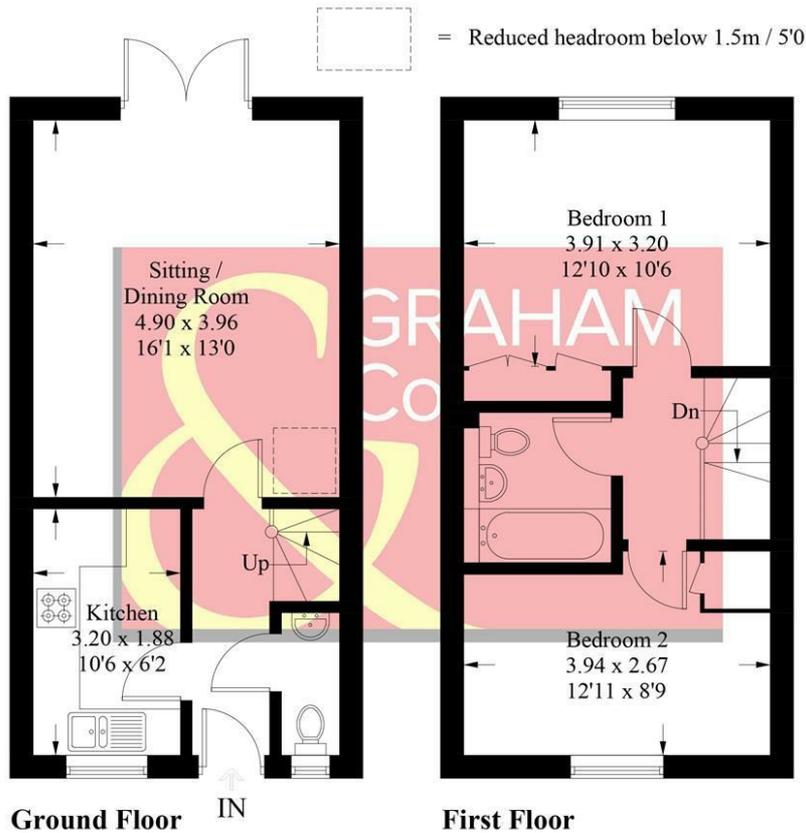


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



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Approximate Gross Internal Area = 65.5 sq m / 705 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 (ID785333)

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Very energy efficient - lower running costs			
(95 plus) A			85
(81-91) B			
(69-80) C		69	
(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: 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.