



50 Ash Tree Road, Andover, SP10 3BY
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 three bedroom semi-detached bungalow, requiring some upgrading and positioned in a sought after location close to local shops and walking distance to the train station and town centre. The bungalow itself benefits from a sitting room, open plan kitchen with breakfast area and bathroom. Outside there is a block drive to the front leading down the side of the property and to the garage, the rear garden comprises patio, lawn, greenhouse and sheds, all enclosed. NO CHAIN.



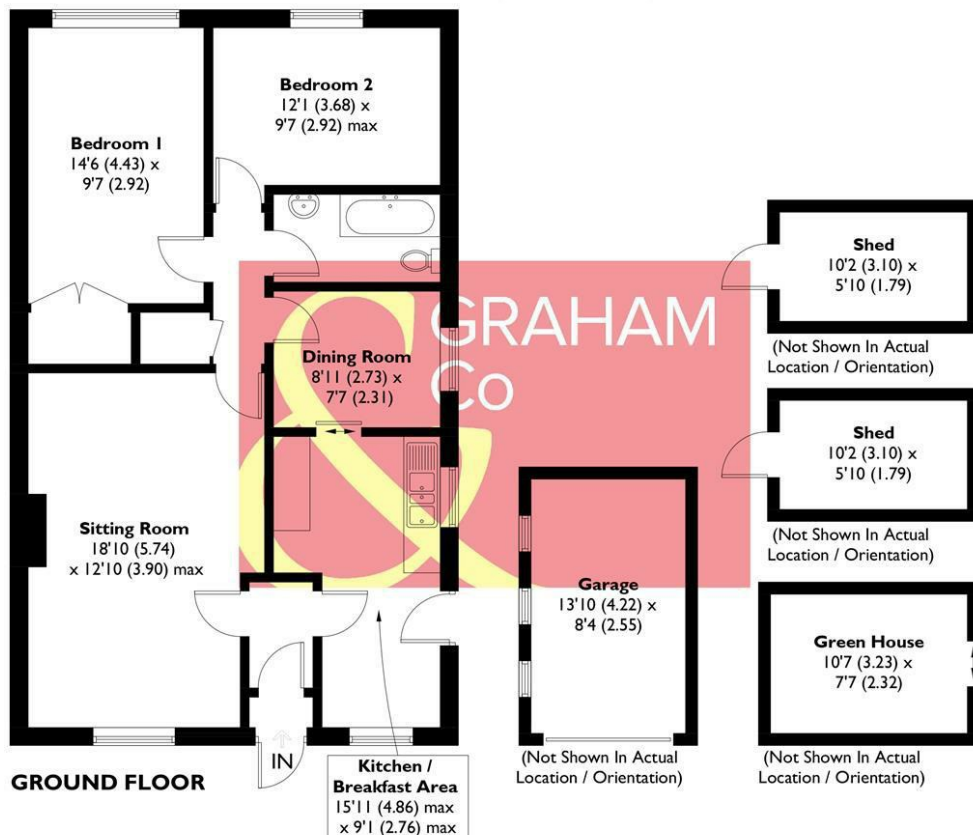


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 848 SQ FT / 78.8 SQ M
OUTBUILDINGS = 315 SQ FT / 29.3 SQ M
(INCLUDING GARAGE)
TOTAL = 1163 SQ FT / 108.1 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 (ID1260049)
Produced for Graham & Co

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Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95 plus)		
B (81-94)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-48)		
G (35 or less)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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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.

