



36 Upper Drove, Andover, SP10 3NB  
Asking Price £395,000



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### PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, Graham & Co present this excellent three bedroom detached bungalow.

The accommodation comprises of: welcoming entrance hall, living room, dining room with patio doors to the garden, kitchen, three bedrooms and family bathroom.

Externally you will find a large garden with patio, garage and driveway allowing parking for several vehicles.





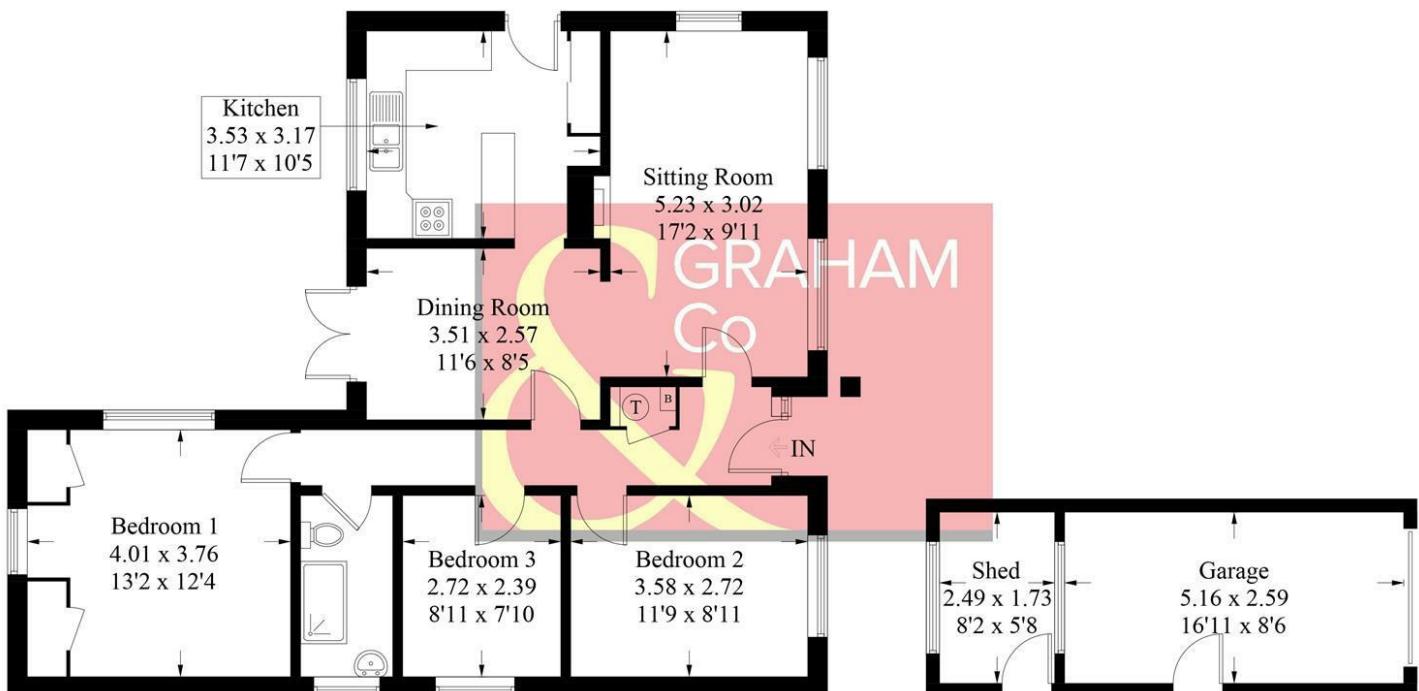
#### Andover Profile

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 boast 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.



## Upper Drove, SP10

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft  
 Garage / Shed = 18.3 sq m / 197 sq ft  
 Total = 102.8 sq m / 1106 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 (ID1045599)

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Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			65
(58-68) D			
(39-57) E			
(21-38) F			
(1-20) G			
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.