



24 Linton Drive, Andover, SP10 3TT
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a well presented three bedroom detached family home situated within a cul de sac on Artists Way. The accommodation has been well loved by its current owners and comprises a porch, lounge diner, modern fitted kitchen and a conservatory. Upstairs, there are three bedrooms and a shower room. There is a good sized rear garden which is mostly laid to lawn with plant borders. There is a driveway and a garage to the front.



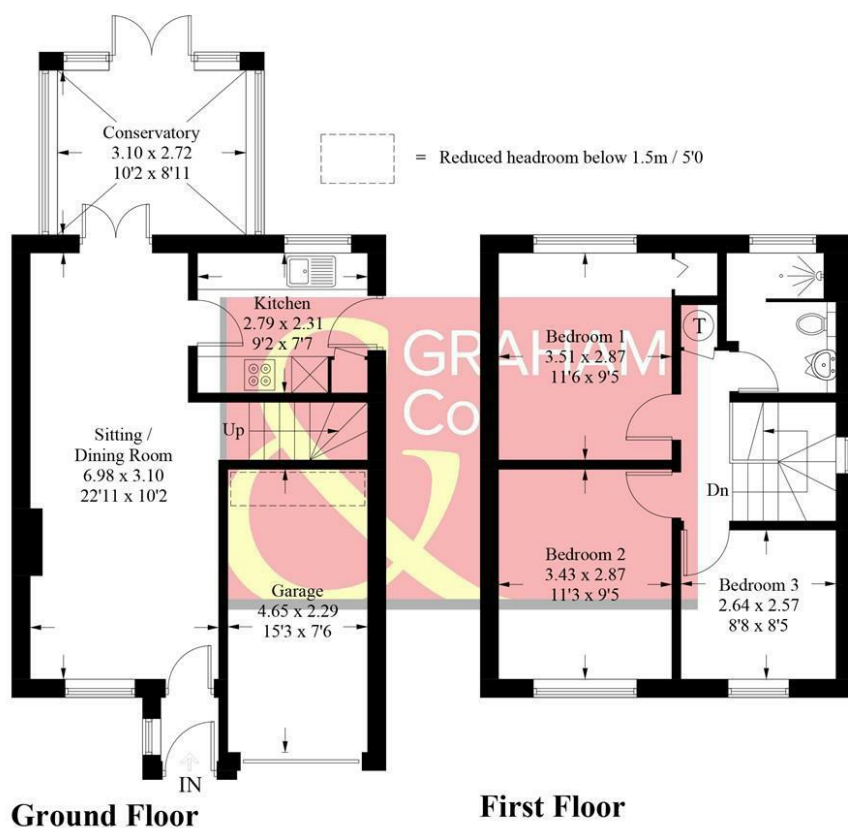


Linton Drive, SP10

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

Garage = 10.7 sq m / 115 sq ft

Total = 90.6 sq m / 975 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 (ID1235874)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) 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.