



2 Toledo Grove, Andover, SP10 1JP
Guide Price £190,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after location close to local school and shops, Graham & Co are delighted to bring to the market this stylish and well presented two bedroom first floor maisonette. The property itself benefits from its own entrance leading to the first floor and an open plan living room with dining area, modern fitted kitchen. An inner hall leads to two bedrooms and a modern shower room, gas central heating and double glazing. Outside there is a garden to rear with lawn and patio and a garage in block nearby. There is a long lease left of 950 years with a yearly charge of just £25.00. NO CHAIN SALE



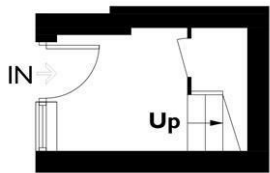


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

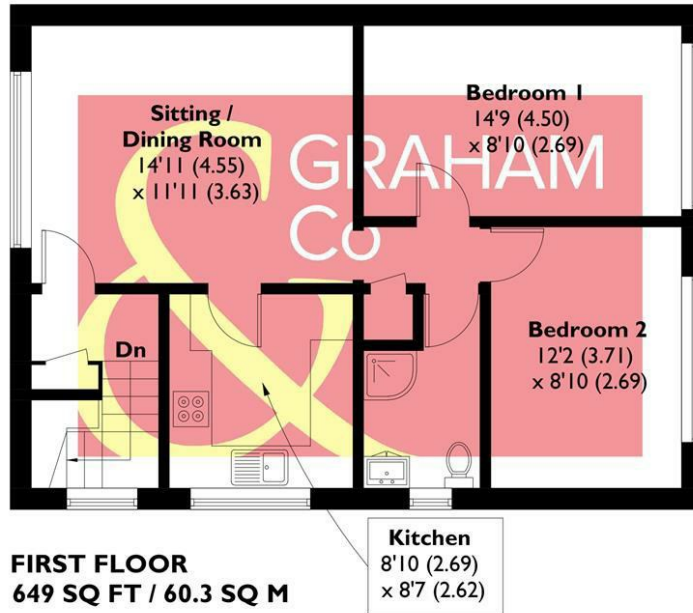




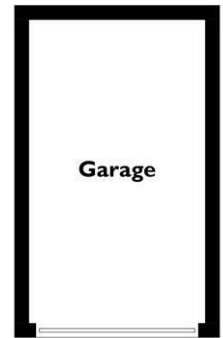
**APPROXIMATE GROSS INTERNAL AREA = 699 SQ FT / 65.0 SQ M
(EXCLUDING GARAGE)**



GROUND FLOOR
50 SQ FT / 4.7 SQ M



FIRST FLOOR
649 SQ FT / 60.3 SQ M



**(Not Shown In Actual
Location / Orientation)**

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 (ID1315360)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales	75	77
EU Directive 2002/91/EC		

Tax Band: B



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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.

