



7 Avon Court, Andover, SP10 1DY  
Guide Price £280,000



## 7 Avon Court, Andover, Guide Price £280,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a spacious and very well presented four bedroom family home just a short walk from local shops and amenities. Offering accommodation approximately 1000 square feet comprising a hallway, modern fitted kitchen, utility/boot room, living room, four bedrooms and a family bathroom. Outside offers an enclosed garden and a garage.





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.



## Avon Court, SP10

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 98.0 sq m / 1055 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 (ID1031945)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		71
(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			

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.