



5 Roundway Court, Andover, SP10 3EA
Asking Price £375,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

NO CHAIN!

Graham & Co are delighted to offer to the market this well-presented three-bedroom detached family home, positioned within a popular residential location and offering spacious accommodation, a detached garage and driveway parking.

The ground floor comprises a welcoming entrance hall with cloakroom, a generous dual-aspect living room and a spacious kitchen/dining room which provides the perfect hub of the home. The kitchen offers ample storage and worktop space with room for family dining and entertaining, whilst the adjoining conservatory enjoys views over the rear garden and creates an excellent additional reception area.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with driveway parking leading to a detached garage, offering excellent storage or workshop potential. The rear garden has been designed for low-maintenance enjoyment, featuring a generous patio area ideal for outdoor dining, entertaining and relaxing throughout the warmer months.

Offering over 1,100 sq ft of accommodation, this fantastic detached home provides the perfect balance of space, practicality and convenience, making it an ideal purchase for growing families, first-time buyers looking for their long-term home or those seeking additional living space.

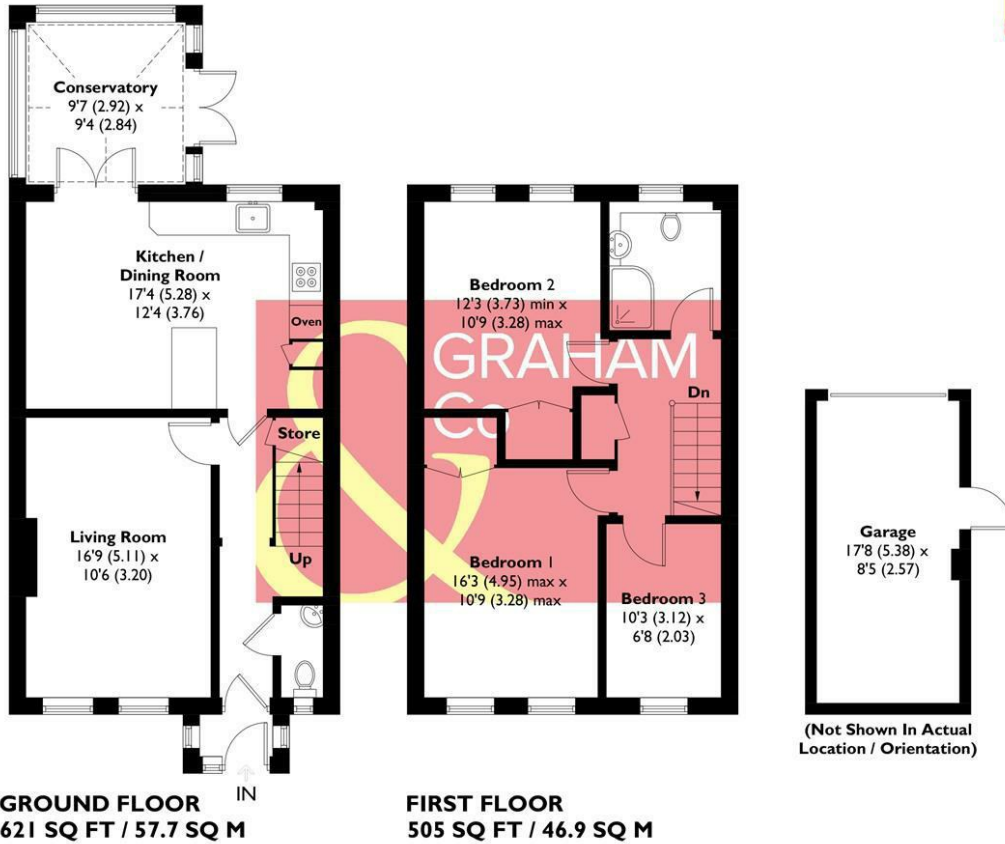




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1126 SQ FT / 104.6 SQ M
GARAGE = 148 SQ FT / 13.8 SQ M
TOTAL = 1274 SQ FT / 118.4 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 (ID 1309834)
Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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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.

