



78 Brackenbury, Andover, SP10 3PU  
Asking Price £195,000



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### PROPERTY DESCRIPTION BY Miss Molly Scruton

A well-located one-bedroom terraced house, situated in a popular residential area within easy reach of Andover main line train station and offering good access to the A303.

The accommodation includes a practical sitting/dining room with direct access to the rear garden, a fitted kitchen, a double bedroom, and a first-floor bathroom. The property benefits from gas central heating and double glazing.

Outside, there are front and rear gardens, with the rear garden offering a private outdoor space, along with allocated parking nearby.

This property would make a suitable first home or investment purchase, with the convenience of local amenities and transport links close at hand.



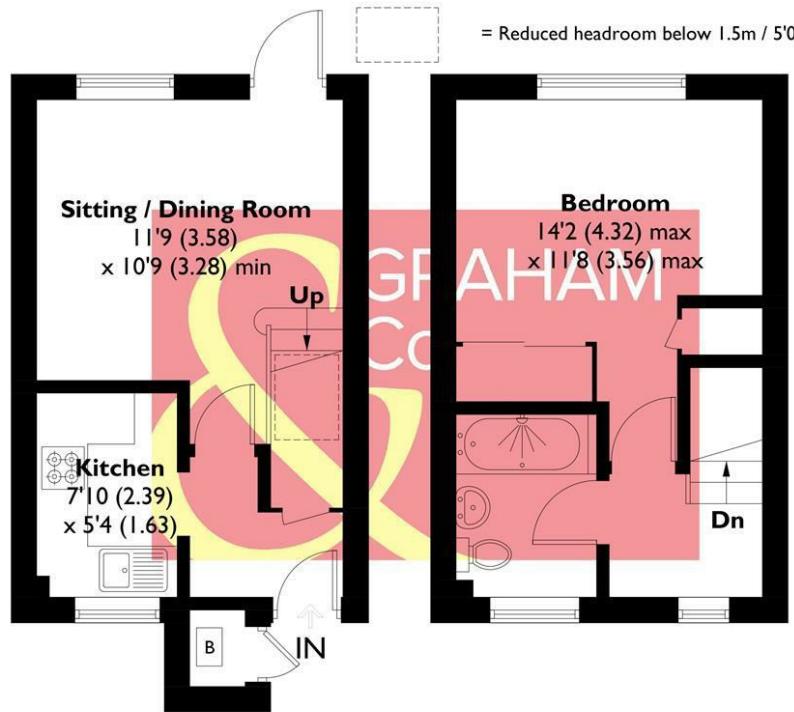


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 465 SQ FT / 43.2 SQ M



**GROUND FLOOR**  
238 SQ FT / 22.1 SQ M

**FIRST FLOOR**  
227 SQ FT / 21.1 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 (ID811788)

Produced for Graham & Co

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Tax Band: B



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