



15 Ashlawn Gardens Winchester Road, Andover, SP10 2EU  
Asking Price £235,000



## 15 Ashlawn Gardens Winchester Road, Andover, Asking Price £235,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are pleased to offer to the market with no onward chain this two bedroom terraced bungalow situated on the popular Ashlawn Gardens development. Ashlawn Gardens is a small exclusive retirement complex positioned just on the outskirts of Andover town centre, made up of an attractive blend of retirement apartments and bungalows with well-maintained grounds and gardens which have been winners of 'Test Valley in Bloom' for many years.

The accommodation comprises a hallway, modern fitted kitchen with a storage cupboard, two bedrooms, modern three piece suite shower room and a living room with a door outside to the garden.



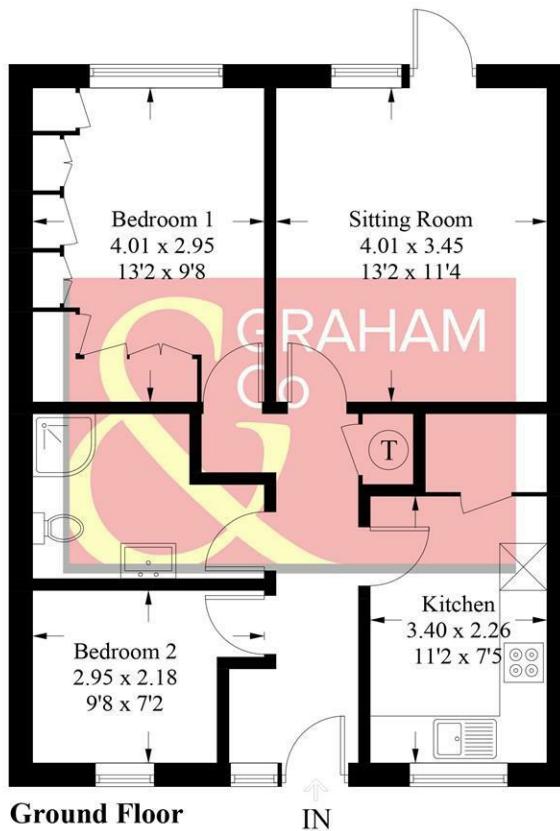


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



## Ashlawn Gardens, SP10

Approximate Gross Internal Area = 56.6 sq m / 609 sq ft



**Ground Floor**

**IN**

### 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 (ID1022526)

### MORTGAGE ADVICE

#### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com)

M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	64
(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

EU Directive 2002/91/EC

85

64

G

EU Directive 2002/91/EC

**Tax Band: C**



**OPEN 7 DAYS**

If you are considering selling your home  
please contact us today for your free  
no obligation valuation

**01264 356500**

**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.