



24 Bremen Gardens, Andover, SP10 4LQ
Guide Price £152,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market a fantastic first buy or investment opportunity. A one bedroom first floor maisonette with no onward chain. The property comprises of Entrance hall, large lounge diner, kitchen, bathroom and a bedroom. Outside the home benefits from its own parking.



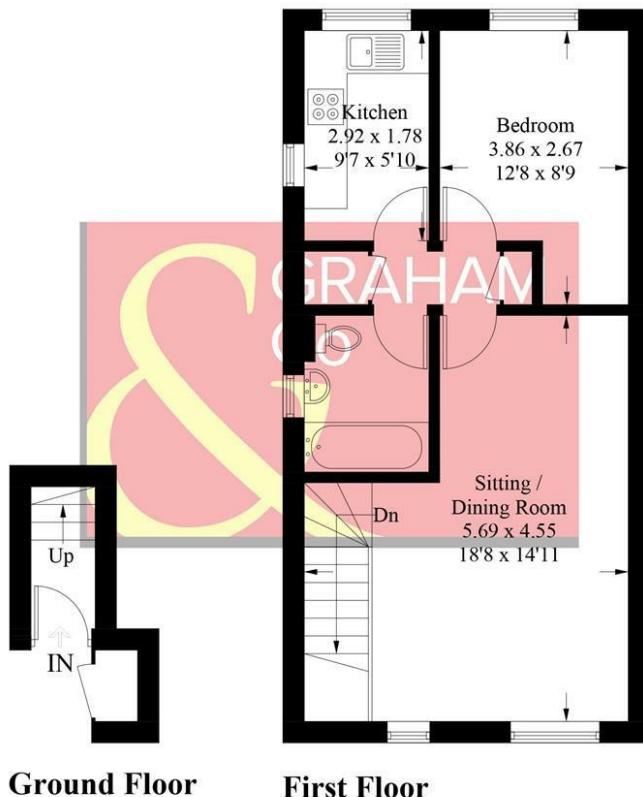


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



Bremen Gardens, SP10

Approximate Gross Internal Area = 46.0 sq m / 495 sq ft
(Excluding External Cupboard)



Ground Floor

First Floor

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 (ID939988)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. Keep in the right hand lane and continue along into Western Avenue. At the following roundabout take the second exit into Redon Way. At this roundabout take the second exit towards Saxon Fields and at the following roundabout take the second exit into Saxon Way. Continue along Saxon Way and turn right at the mini roundabout into Kiel Drive and right again into Elbe Way. Continue along to the T junction and turn right into Altona Gardens then bear left and right again into Bremen Gardens and the

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(03-07) B			
(08-09) C			
(10-11) D			
(12-14) E			
(15-18) F			
(19-20) 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.