



44 Leigh Road, Andover, SP10 2AT
Guide Price £365,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Offered for sale with No Chain, Graham & Co have delighted to bring to the market this spacious four bedroom end-of-terrace family home. The property is well positioned within walking distance of the town centre and close to Ladies Walk with accommodation to include an entrance hall leading to the sitting room, dining room, fitted kitchen, utility and cloakroom. To the first floor there are four bedrooms and a stylish family bathroom/shower room, gas central heating. Outside there is a driveway proving off road parking for several cars, enclosed gardens.





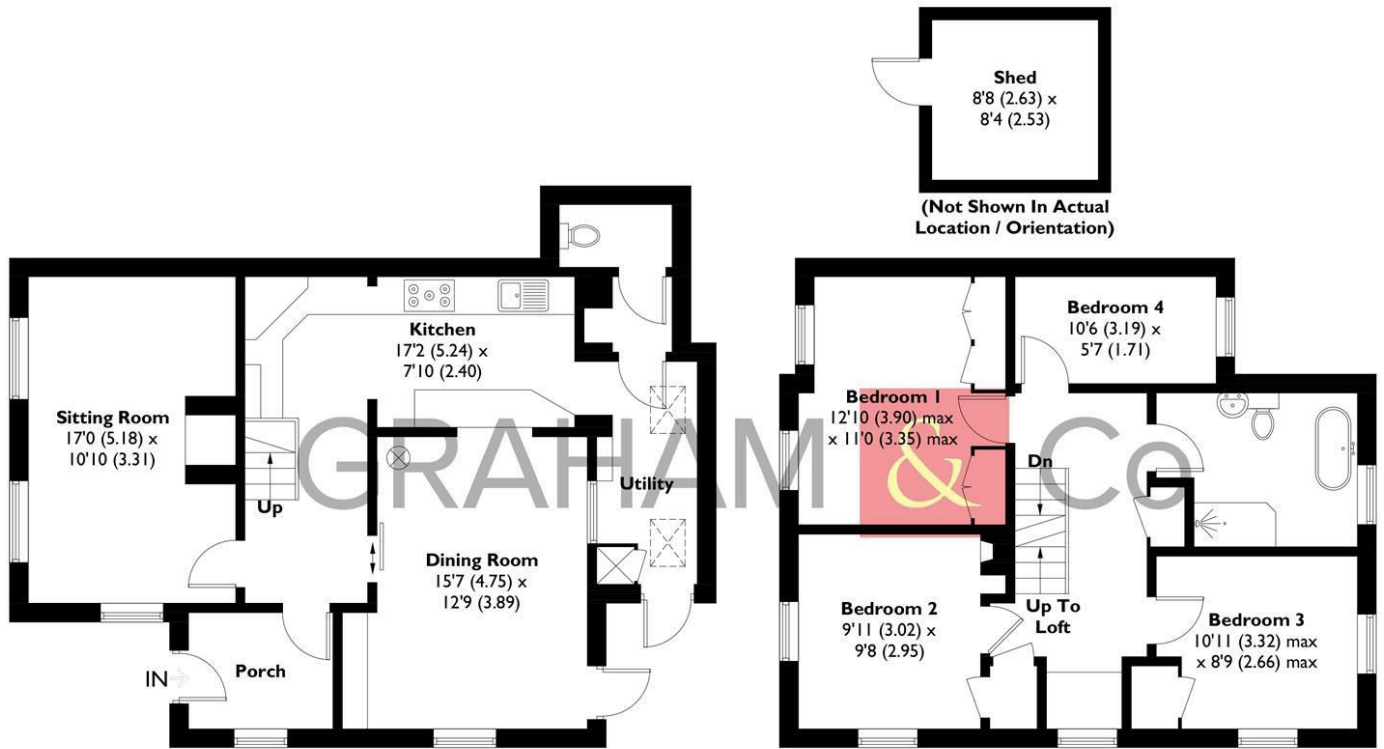
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1387 SQ FT / 128.9 SQ M
SHED = 72 SQ FT / 6.7 SQ M
TOTAL = 1459 SQ FT / 135.6 SQ M

GRAHAM & Co



GROUND FLOOR
748 SQ FT / 69.5 SQ M

FIRST FLOOR
639 SQ FT / 59.4 SQ M

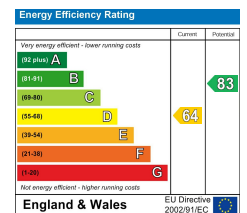
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1328864)
Produced for Graham & Co

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