GRAHAM & Co

01264 356500
property@grahamco.co.uk
www.grahamco.co.uk

84 Merino Road, Andover, SP11 6SP
Guide Price £350,000

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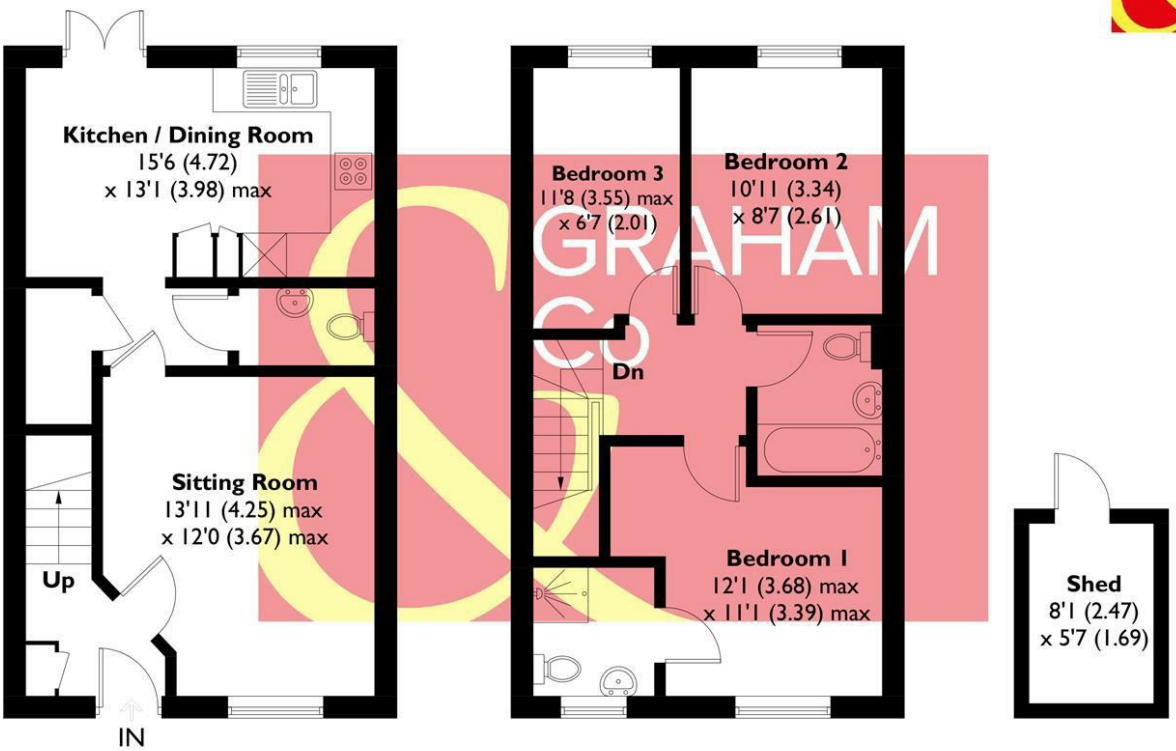
PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a favoured location, Graham & Co are delighted to bring to the market this modern detached family home and offered for sale with NO CHAIN. The property itself benefits from an enatrncea hall leading to the sitting room, open plan fitted kitchen with dining area, cloakroom. To the first floor there are three bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside there is a drive providing off road parking with the rear garden which is south facing and beautifully landscaped with artificial lawn, flower and shrub beds, all enclosed. garden shed.

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 = 877 SQ FT / 81.5 SQ M
SHED = 45 SQ FT / 4.2 SQ M
TOTAL = 922 SQ FT / 85.7 SQ M



GROUND FLOOR
440 SQ FT / 40.9 SQ M

FIRST FLOOR
437 SQ FT / 40.6 SQ M

(Not Shown In Actual Location / Orientation)

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 (ID1273534)
Produced for Graham & Co

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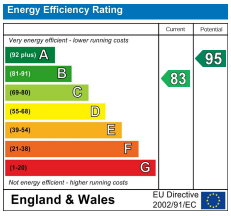

Tax Band: D

OPEN 7 DAYS

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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.

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