



20 St. Johns Road, Andover, SP10 1JA
Offers In Excess Of £300,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

STAMP DUTY CONTRIBUTION

Tucked away in a select quiet location yet a short stroll to the town centre, Graham & Co are delighted to bring to the market this beautifully presented semi-detached character cottage. The property itself benefits from two reception rooms, cloakroom and a modern fitted kitchen, two double bedrooms and modern bathroom to the first floor, gas central heating and double glazing. Outside there is a large double garage with workshop/office and cloakroom, parking to front and enclosed gardens to rear. NO CHAIN



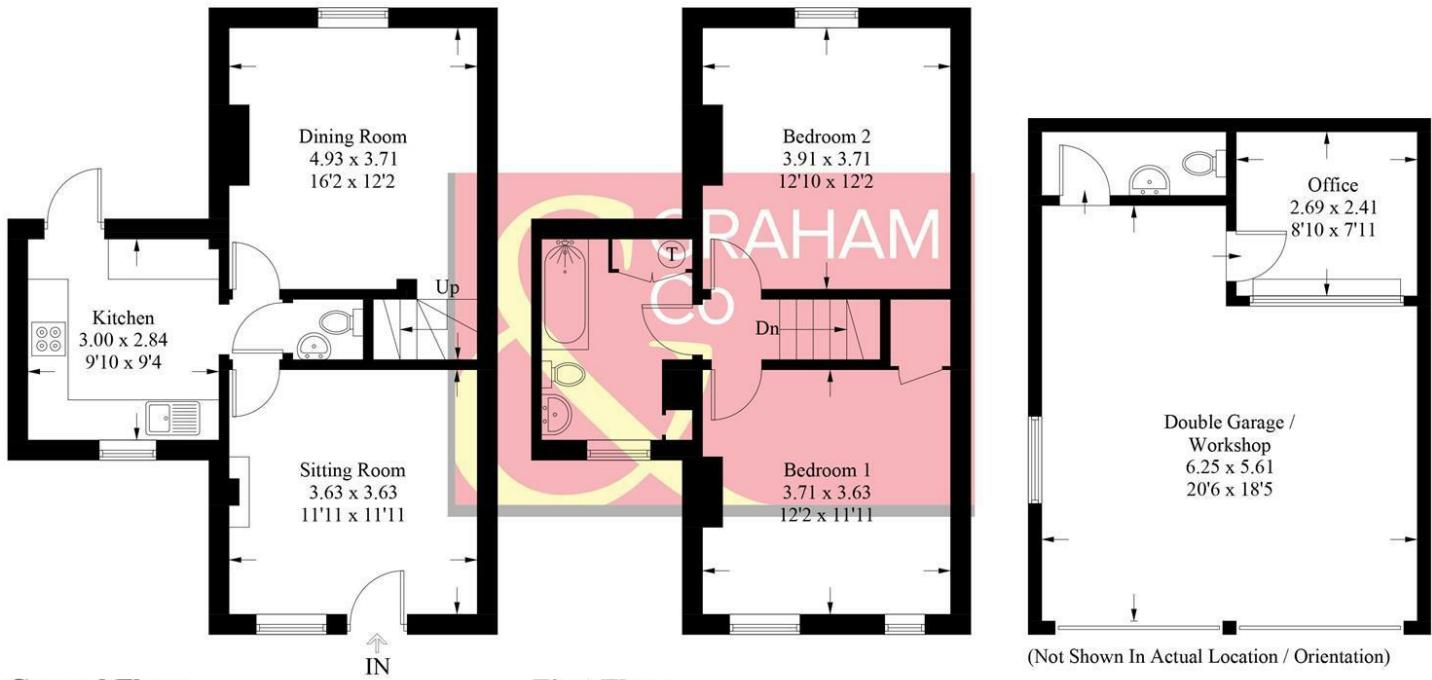


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



St Johns Road, SP10

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft
 Garage = 40.9 sq m / 440 sq ft
 Total = 122.1 sq m / 1314 sq ft



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 (ID1185691)

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OPEN 7 DAYS

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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(58-68) D	52
(39-57) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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