

5 Digby Croft Winchester Road, Andover, SP10 2EW
Asking Price £164,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Occupying the entire top floor of the desirable Digby Croft, this spacious and characterful one-bedroom flat enjoys a prime location within easy reach of Andover town centre. Boasting far-reaching views across Andover and the scenic Andover Golf Course, this well-presented home comes with an allocated parking space, a share of the freehold, and is offered to the market with no onward chain. Accommodation includes a communal entrance with secure buzzer entry and stairwell, leading to a private hallway giving access to all rooms. The property features a generous living/dining room with views to the north, a well-equipped kitchen with west-facing views, a double bedroom, and a bathroom with Velux window. There is also excellent storage with multiple insulated eaves cupboards. Kitchen appliances are included in the sale, such as a washing machine, tumble dryer, freestanding electric cooker, and fridge freezer. A wall-mounted gas combi boiler provides efficient heating and hot water. Externally, residents benefit from a communal garden to the front and allocated parking at the rear of the property.



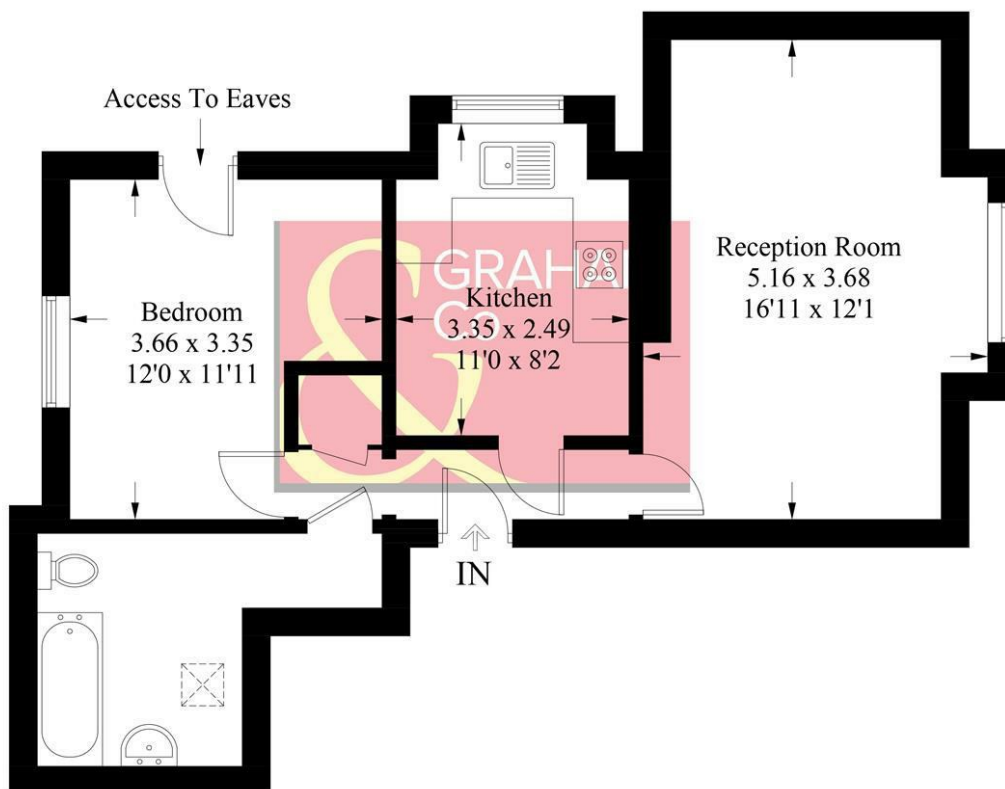


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Winchester Road, SP10

Approximate Gross Internal Area = 48 sq m / 520 sq ft



Second 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 (ID1201907)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95 plus)		
B (81-94)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	63	64
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.

