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15 Briarscroft, Andover, SP10 2FE

Guide Price £220,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this delightful two-bedroom house located in Briarscroft, Andover. This property features a well-thought-out layout, comprising an entrance hall, a convenient downstairs cloakroom with WC, a functional kitchen, and a spacious living room. Upstairs, you will find a comfortable double bedroom, a single bedroom, and a bathroom.

The house benefits from a rear garden, perfect for outdoor relaxation, and a designated parking space at the front. With a monthly rent of £1,300 and a purchase price of £220,000, this property offers an impressive gross rental yield of 7.09%.

Additionally, it is vacant and available with no onward chain, making it an ideal choice for both investors and first-time buyers. Situated just a short walk from the town centre, this home combines convenience with practicality. Don't miss the opportunity to view this property.





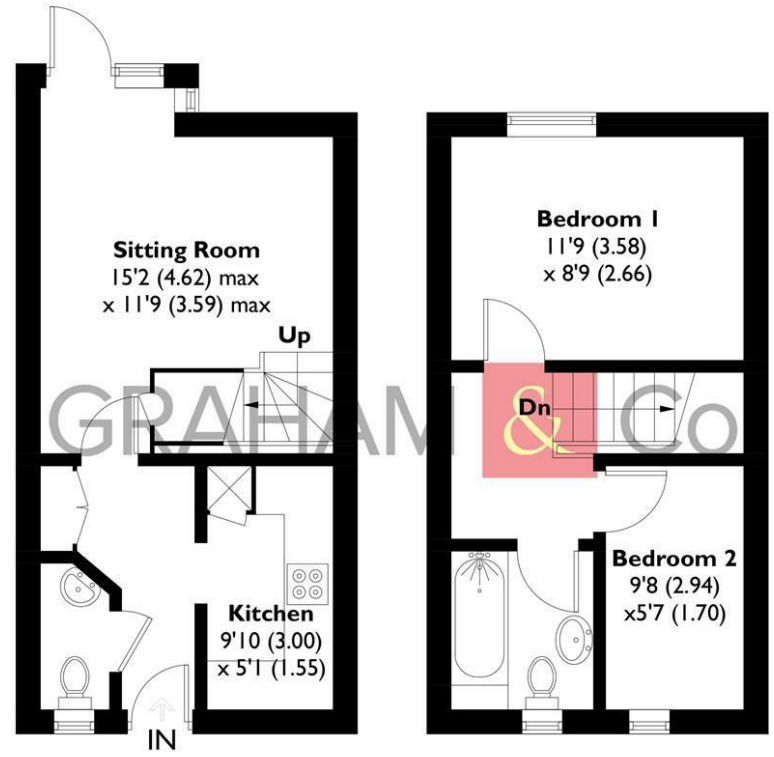


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



APPROXIMATE GROSS INTERNAL AREA = 559 SQ FT / 52.0 SQ M

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GROUND FLOOR
286 SQ FT / 26.6 SQ M

FIRST FLOOR
273 SQ FT / 25.4 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 (ID1343305)

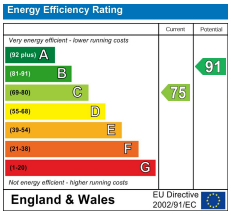
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