



7 Wisley Road, Andover, SP10 3UQ
Guide Price £450,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after location close to popular schools, Graham & Co are delighted to bring to the market this spacious detached family home. The property itself is offered for sale with NO CHAIN and benefits from an entrance hall with cloakroom, sitting room with views to front and sliding doors to the rear garden, dining room and a fitted kitchen with utility. To the first floor there are four bedrooms with the master having dressing room and en-suite, shower room, gas central heating and double glazing. Outside a block drive provides parking for several cars and double garage with side access to the rear garden having patio, artificial lawn, flower and shrub beds all enclosed.



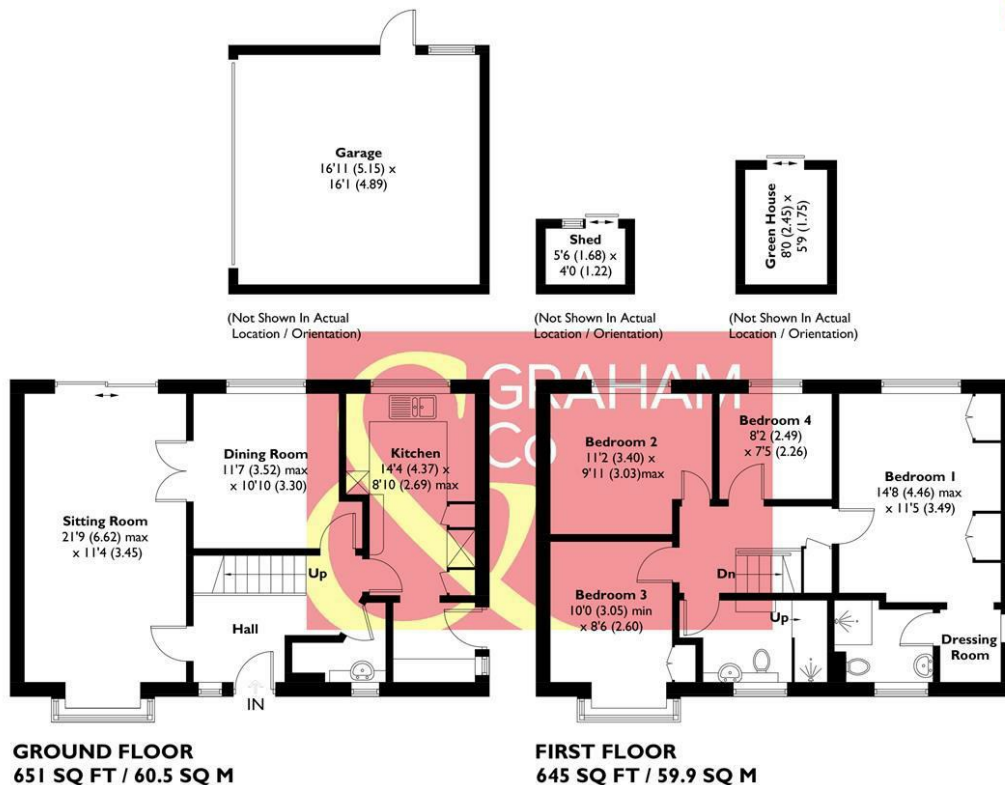


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1296 SQ FT / 120.4 SQ M
OUTBUILDINGS = 340 SQ FT / 31.6 SQ M
TOTAL = 1636 SQ FT / 152.0 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 (ID1264385)
Produced for Graham & Co

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Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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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.

