



86 Berry Way, Andover, SP10 3XS  
Guide Price £290,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

INVESTMENT BUYERS ONLY.

Return of £900pcm.

Graham & Co is pleased to bring to the market this beautifully presented two bedroom terraced property, located on the well regarded development of Burghclere Down. The property is being sold to investment buyers only who are looking to continue the rental.  
Rental Income of £900pcm.

Entrance hallway with storage cupboard, Cloakroom,

Modern fitted kitchen with oven, gas hob and extractor fan.

Living / dining room with French doors leading to garden.

The first floor offers master bedroom with en-suite bathroom with shower over bath, Second double bedroom with en-suite shower room.

Enclosed rear garden with patio and lawn areas and two allocated parking spaces.

Gas central heating and double glazing.





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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 30.7 SQ.M.  
(330 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.6 SQ.M. (663 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (95-100) <b>A</b>                           |  |                         | 89        |
| (81-94) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 73                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Tax Band: C



OPEN 7 DAYS

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no obligation valuation

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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.