



8 Fry Square, Andover, SP10 5BU  
Guide Price £275,000



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### PROPERTY DESCRIPTION BY Miss Molly Scruton

Graham & Co are pleased to offer to the market this well-presented and positioned three bedroom family home with garage, situated on the northern side of Andover close to local amenities, the town centre and A303. The property itself benefits from an entrance porch, entrance hall, utility cupboard, cloakroom, kitchen/dining room, living room, three bedrooms, bathroom, well-designed rear garden, owned garage and a very recently installed gas boiler with additional radiators fitted. Internal viewings are strongly recommended.



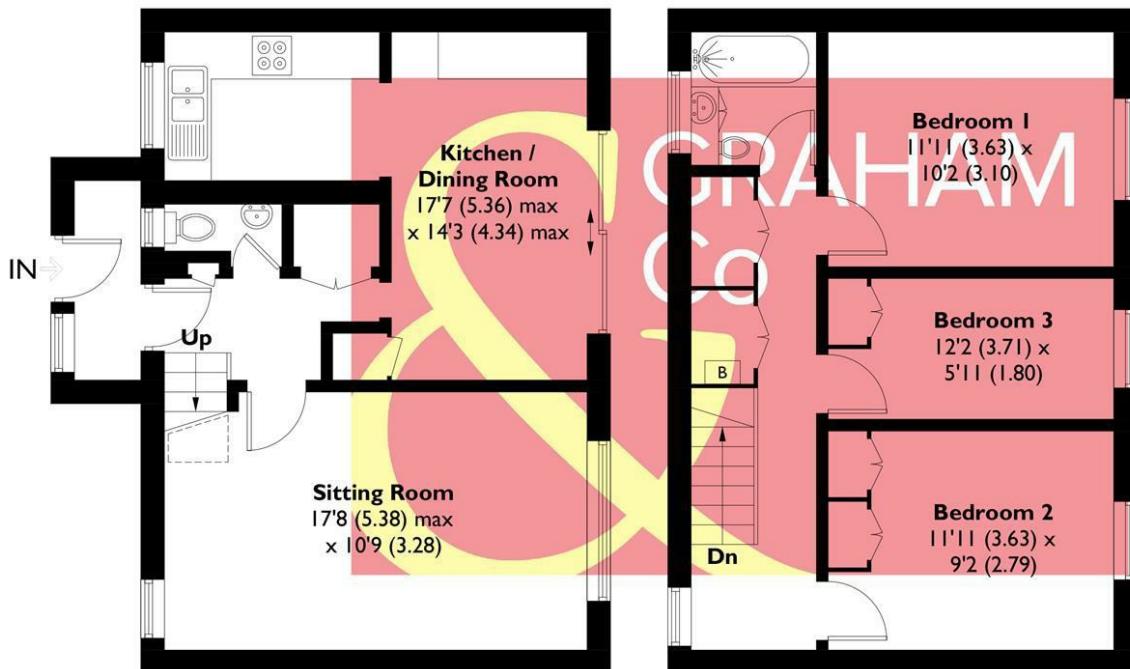


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



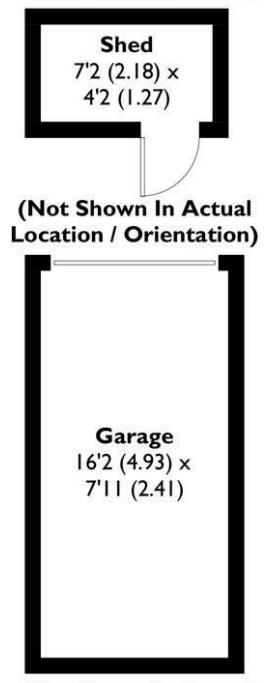


APPROXIMATE GROSS INTERNAL AREA = 956 SQ FT / 88.8 SQ M  
 OUTBUILDINGS = 157 SQ FT / 14.6 SQ M  
 TOTAL = 1113 SQ FT / 103.4 SQ M



**GROUND FLOOR**  
496 SQ FT / 46.1 SQ M

**FIRST FLOOR**  
460 SQ FT / 42.7 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1266323)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		75
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			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.