



Spindle House Silkweavers Road, Andover, SP10 1QS
Asking Price £80,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

LEASEHOLD INFORMATION TO BE CONFIRMED.

This apartment offers an excellent refurbishment opportunity within a purpose-built block. The accommodation comprises a spacious open-plan kitchen and sitting room, a double bedroom, and a bathroom.

The kitchen/living area enjoys good natural light from dual-aspect windows and offers ample potential for modernisation into a contemporary open-plan space. The bedroom provides comfortable proportions with a radiator and window overlooking the front. The bathroom includes a panelled bath with shower over, wash basin, and WC.

While the property requires full renovation throughout, it presents an ideal blank canvas for buyers looking to create a stylish and functional home or investment property. Externally, the building sits within a well-maintained residential area with communal lawns and on-street parking available nearby.



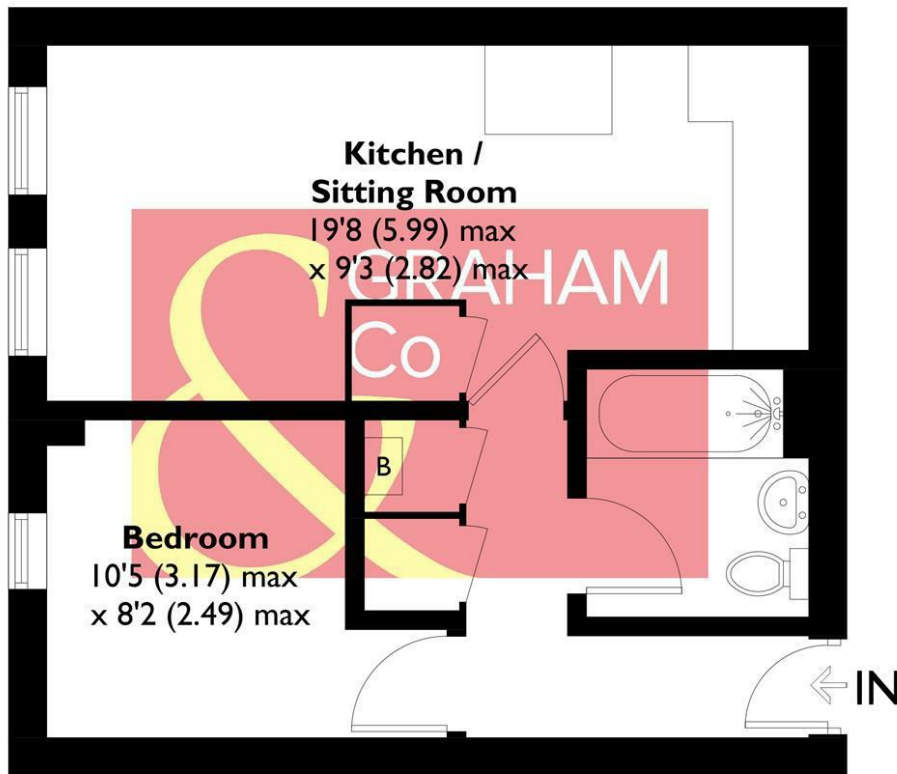


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 353 SQ FT / 32.8 SQ M



GROUND FLOOR

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 (ID1249935)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) 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: A



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