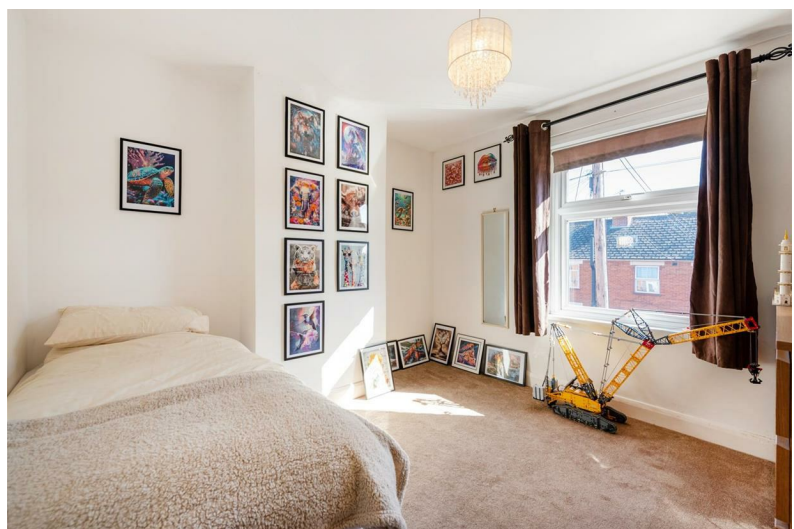




5 Leicester Place, Andover, SP10 2JY
Guide Price £270,000



5 Leicester Place, Andover, Guide Price £270,000

PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming house located on Leicester Place in Andover. This delightful property features a welcoming entrance hall that leads you to a comfortable living room, perfect for relaxation and entertaining. The open-plan kitchen and dining room create a warm and inviting space for family meals and gatherings.

Upstairs, you will find two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The bathroom is conveniently located to serve all bedrooms.

The low-maintenance garden offers a lovely outdoor area to enjoy without the hassle of extensive upkeep, making it ideal for those with a busy lifestyle. Additionally, the property boasts driveway parking for two vehicles, ensuring convenience for you and your guests.

Situated just a short walk from the town centre, this home provides easy access to local amenities, shops, and transport links, making it a perfect choice for those seeking both comfort and convenience. This property is an excellent opportunity for families or individuals looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.





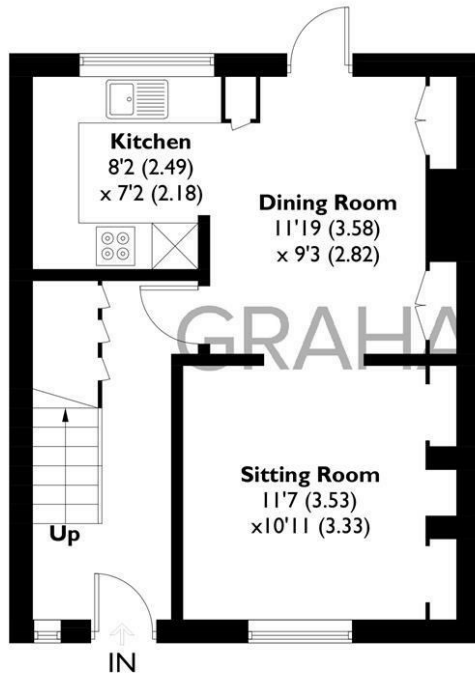
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



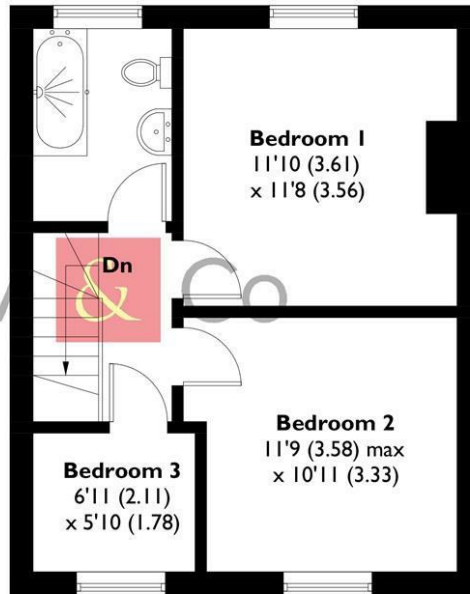


APPROXIMATE GROSS INTERNAL AREA = 837 SQ FT / 77.8 SQ M
OUTBUILDINGS = 44 SQ FT / 4.1 SQ M
TOTAL = 881 SQ FT / 81.9 SQ M

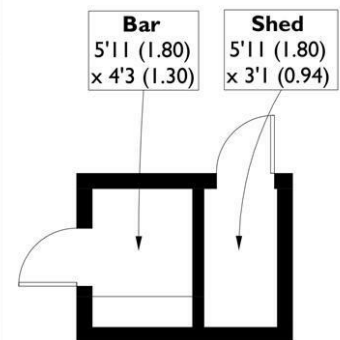
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GROUND FLOOR
419 SQ FT / 38.9 SQ M



FIRST FLOOR
419 SQ FT / 38.9 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 (ID1337244)
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		
(43-54) E		
(31-42) F		
(1-30) 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.