



44 Bulbery, Abbotts Ann, Andover, SP11 7BN  
Guide Price £410,000



## 44 Bulbery, Abbotts Ann Andover, Guide Price £410,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

A semi-detached family house constructed of brick elevations beneath a tiled roof with the benefit of mains gas fired central heating and UPVC double glazing.

The family accommodation is dated but in very good condition throughout and offers the new owner an exciting opportunity to move in and create a lovely home over future years. The property comprises: a reception hall, good size dual aspect living room, kitchen with fantastic larder, utility lobby with internal storage cupboard and useful downstairs Wc. To the first floor there are three bedrooms (two of which are generous doubles) as well as a showroom (formally bathroom). Outside the property benefits from being situated in a corner position with large garden to the side which has over the years been divided in to several zones and offers further scope for either side extensions subject to the relevant planning permissions and approvals.





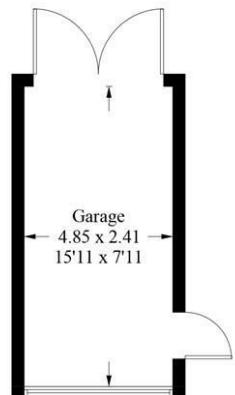
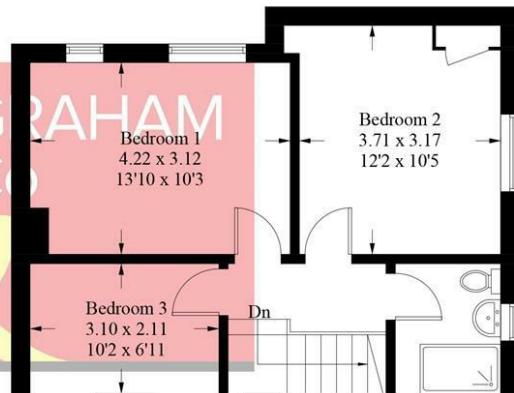
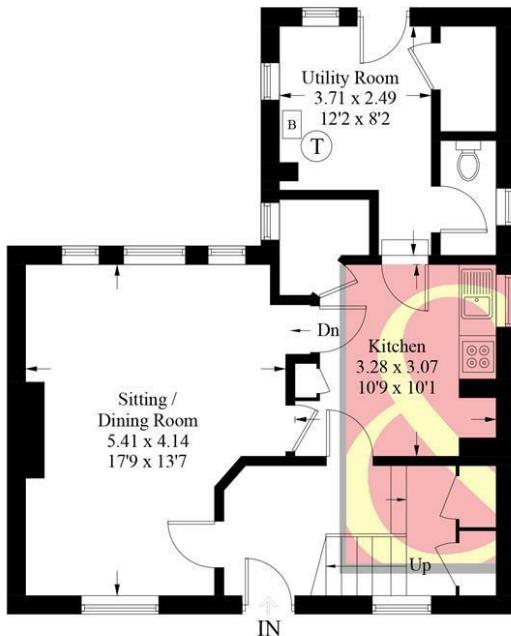
### Abbotts Ann Profile

Abbotts Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas of outstanding natural beauty. There are also excellent road and rail links to London and the west country.



## Bulbery, SP11

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft  
 Garage = 11.6 sq m / 125 sq ft  
 Total = 108.7 sq m / 1170 sq ft



(Not Shown In Actual Location / Orientation)

**Ground Floor**

**First Floor**

### PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID916510)

### DIRECTIONS

Leave Andover on the Salisbury Road. Proceed under the flyover to the roundabout. Take the A343 signposted Salisbury, take the second turning on the right hand side to Abbotts Ann. On reaching the centre of the village turn left, proceed up the hill where Bulbery will be found on the right hand side. Follow the road in and turn right at the T-junction where No 44 will be on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			68
(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: D**



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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.