



13 Nelson Walk, Andover, SP10 1PX  
Asking Price £260,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Located in a convenient position on the edge of Andover, this attractive terraced house has been subject to re-modelling and extension, creating a well-balanced and adaptable home. The ground floor offers a welcoming living room alongside a generous kitchen/breakfast room, providing ample space for dining and everyday living. An additional room which could serve as a fourth bedroom, home office or second reception space, depending on individual needs. Upstairs, the property comprises three bedrooms, all of comfortable proportions, served by a family bathroom. The layout, as shown in the floor plan, provides approximately 986 sq ft of accommodation, making it a practical choice for growing families or those seeking extra space. Externally, the property benefits from a low-maintenance courtyard rear garden, ideal for outdoor seating and entertaining. To the front, there is a pathway approach with a small garden area. The property is offered to the market with no onward chain and vacant possession, allowing for a straightforward purchase.



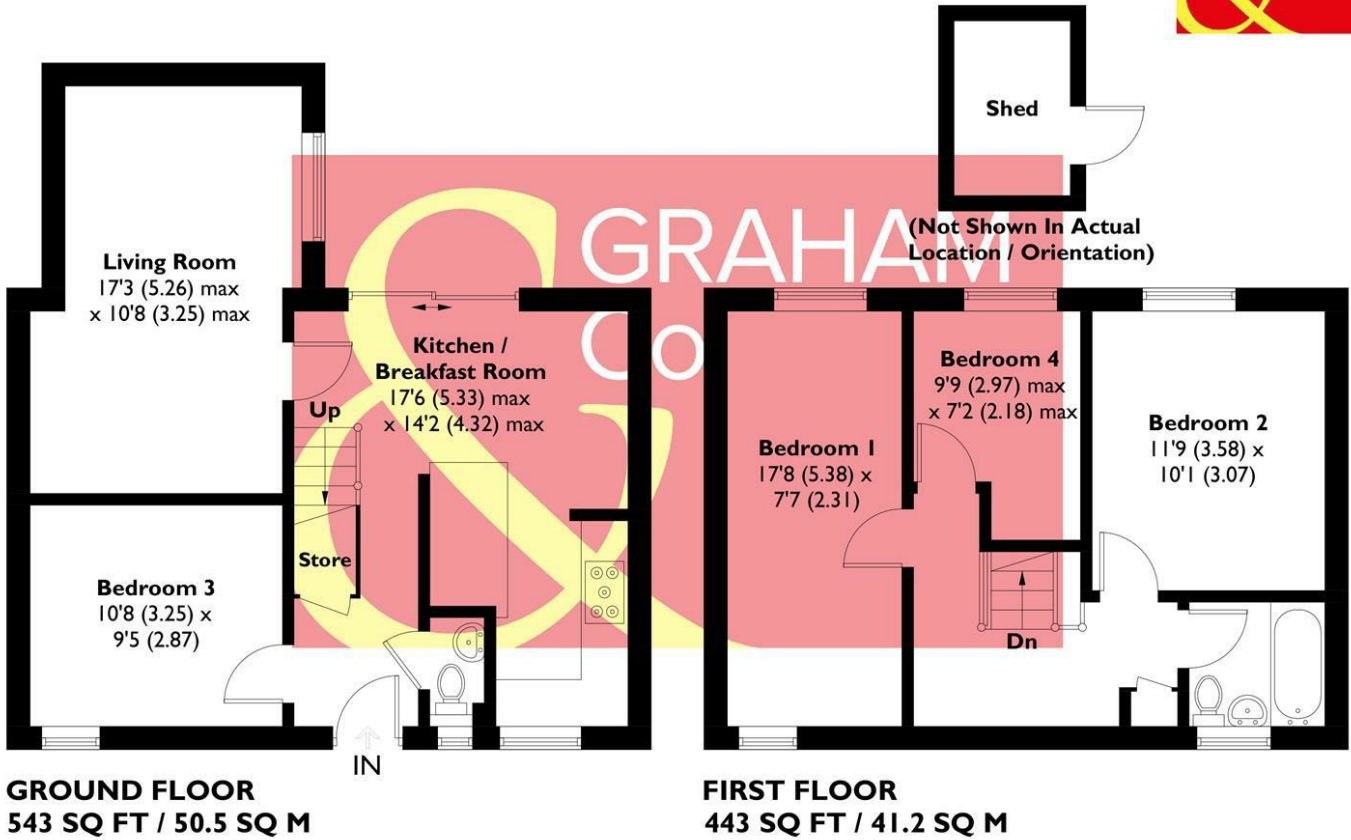


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 986 SQ FT / 91.7 SQ M  
(EXCLUDING SHED)



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 (ID1297536)  
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		73	80
(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: 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.

