



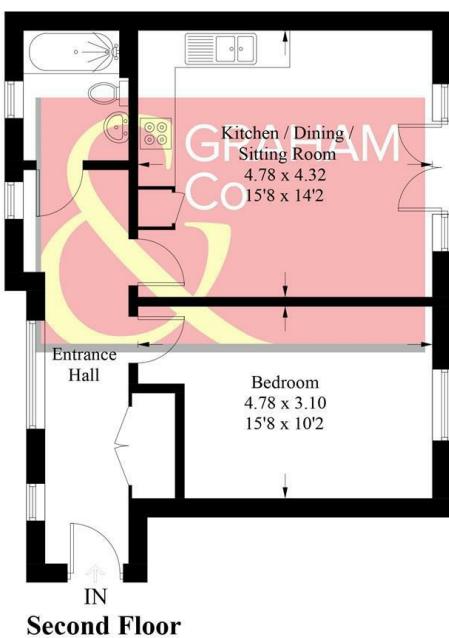
10 Draper Close, Andover, SP11 6YR  
£950 Per Month

## PROPERTY DESCRIPTION BY *Tanya Owens*

### Draper Close, SP11



Approximate Gross Internal Area = 50.3 sq m / 541 sq ft



#### 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 (ID1056408)

#### DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. At the Swan Court roundabout take the second exit into New Street. Continue along to the mini roundabout and take the second exit. At the major roundabout take the third exit into Newbury Road, passing the traffic lights and under Enham Arch. At the next roundabout take the second exit right into Smannell Road. At the third roundabout take the second exit and continue to the top, turn left into Draper Close.

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



**OPEN 7 DAYS**

If you are considering selling your home  
please contact us today for your free  
no obligation valuation

**01264 356500**

**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.