



18 Balwen Walk Herdwick Road, Andover, SP11 6GS
£1,275 Per Month

PROPERTY DESCRIPTION BY *Tanya Owens*

Graham & Co are pleased to offer this two bedroom coach house situated on the popular Augusta Park development. The property benefits from entrance hall with courtesy door into the garage and stairs leading up to the property, landing, open plan living room and kitchen, master bedroom with en-suite shower room, second bedroom and bathroom.

Unfurnished.

Available end of June.

DIRECTIONS

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.