



45 Brackenbury, Andover, SP10 3XJ
Guide price £335,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer to the market this three bedroom detached family home situated in a quiet location, close to well-respected schools and amenities. The property is offered in good order throughout, and has been loved by the current owner for a number of years. The property benefits from a central Entrance Hall with Downstairs Cloakroom, Kitchen/Breakfast Room and a large dual aspect Living/Dining Room, with French doors leading out to the south west facing garden with Garage and Parking to the front. Back inside, stairs rise to the first floor, where there are three Bedrooms with en suite facilities to the Master Bedroom and Family Bathroom. Very rarely do homes in this quiet cul-de-sac location come to the market, so early viewing is recommended for the quality of this home to be appreciated.





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 boast 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.



DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout follow the road around in the left hand lane and take the second exit left into The Broadway. At the next mini roundabout bear right into Weyhill Road. Proceed straight across the next two roundabouts, over the railway bridge and take the next turning right into The Drove. Brackenbury is the sixth turning on the left hand side. Follow the road, and number 45 can be found in a quiet cul-de-sac on the left hand side.

Energy Efficiency Rating		Current	Potential
Better energy efficient - lower running costs			
100 points	A		
81-91	B		83
69-80	C		
55-68	D	63	
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



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.