



207 Weyhill Road, Andover, SP10 3LJ  
Price Guide £385,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer the market this impressive semi-detached family home which has been extended to provide excellent family accommodation and situated just a short stroll from local shops and the train station. The property itself benefits from an entrance hall with cloak/shower room, living room with views to front, dining room with feature log burner and double doors leading to the rear garden, impressive open plan fitted kitchen/breakfast room with solid wood worktops, built in appliances and double doors to the rear garden. To the first floor there are four bedrooms and a family bathroom, gas central heating and double glazing. Outside a driveway to the front provides off road parking for several cars with the rear garden being well landscaped comprising patio, lawn, flower and shrub beds all enclosed by fencing.



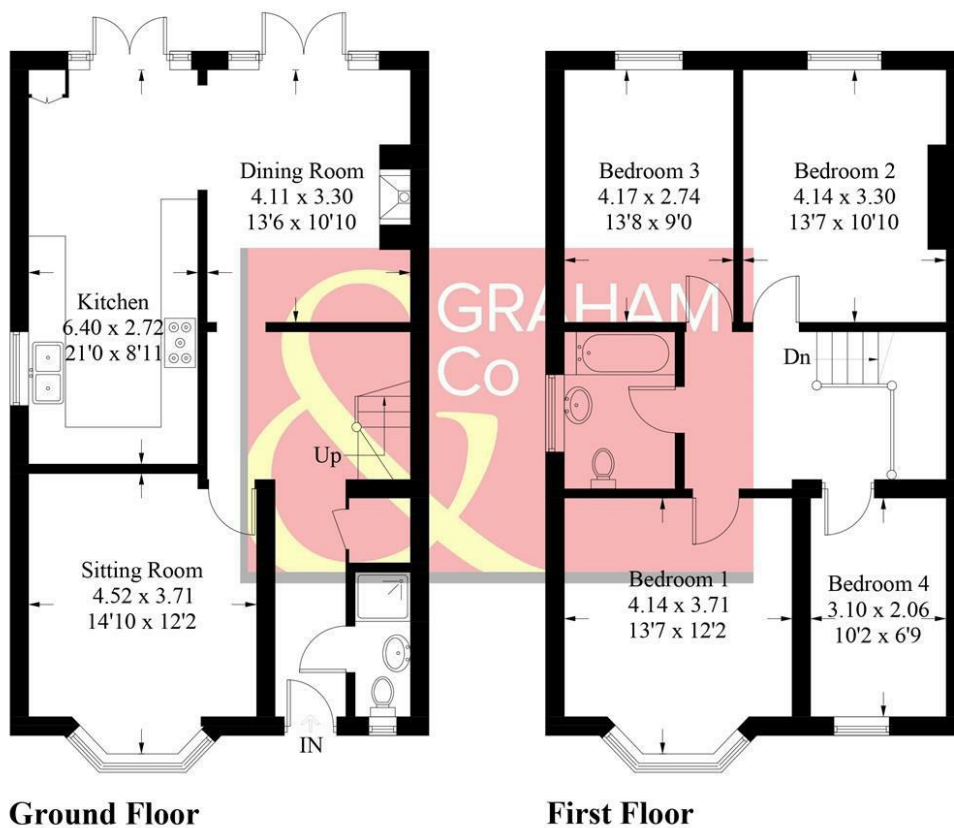


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.



# Weyhill Road, Sp10

Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft

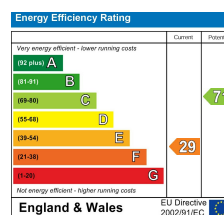


PRODUCED FOR GRAHAM AND CO

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 (ID650522)

## DIRECTIONS

Proceed from the town centre along Bridge Street and take the right fork at the first roundabout in Weyhill Road. Proceed along Weyhill Road over the next two roundabouts and the property will be found on your left hand side.



Tax Band: D



OPEN 7 DAYS

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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.