



99 Florence Court, Andover, SP10 5JA  
Offers In Excess Of £199,950



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### PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are delighted to offer to the market this three bedroom terraced 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 and maintained by the current owner. The property benefits from a central Entrance Hall with Downstairs Cloakroom, Kitchen/Breakfast Room, and a large Living/Dining Room, with central doors leading out to the east facing garden. Back inside, stairs rise to the first floor, where there are three good sized Bedrooms and Family Bathroom.



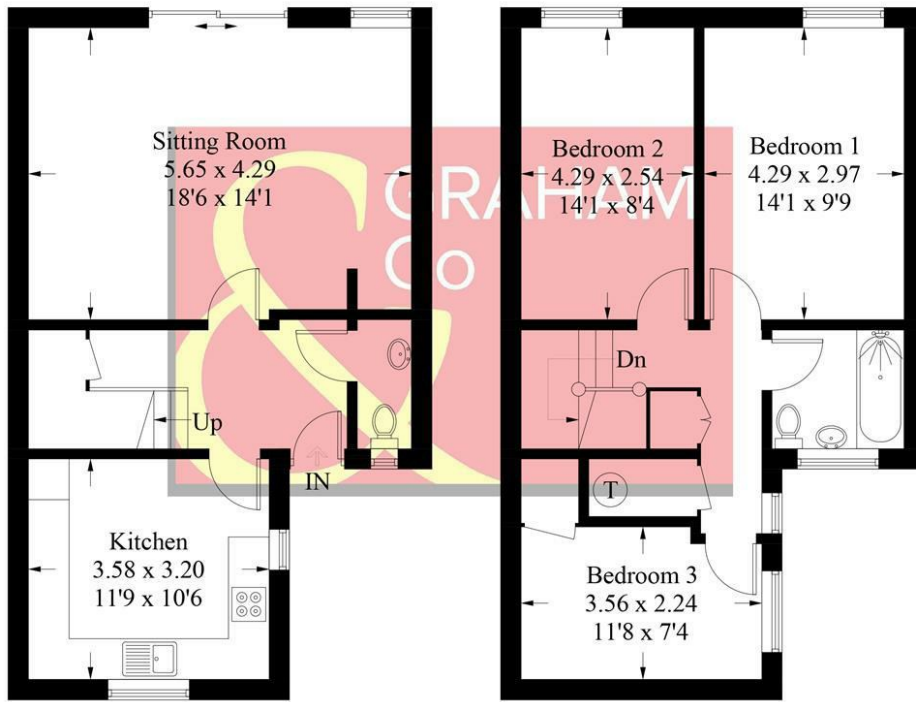


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Florence Court, Andover, SP10

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft



**Ground Floor**

**First Floor**

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 (ID 559292)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Continue along and at the Swan Court roundabout take the second exit into New Street. At the bottom of New Street proceed straight over the first roundabout and at the major roundabout take the second exit into the Newbury Road, under the Enham Roundabout and at the next roundabout take the right turn into Smannell Road. Continue along Smannell Road and take the turning left into Roman Way where Florence Court will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
100 points	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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**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.