



8 St. Hubert Road, Andover, SP10 3QA  
Offers In Excess Of £400,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market an older style four bedroom detached family home, circa 1930s, situated in this popular tree-lined road, backing on to the grounds of Rookwood Independent School. The property comprises entrance hall, downstairs guestroom with an ensuite, living room with separate dining room, Sun room, fitted kitchen, family bathroom, driveway and large rear garden. An internal viewing is highly recommended.



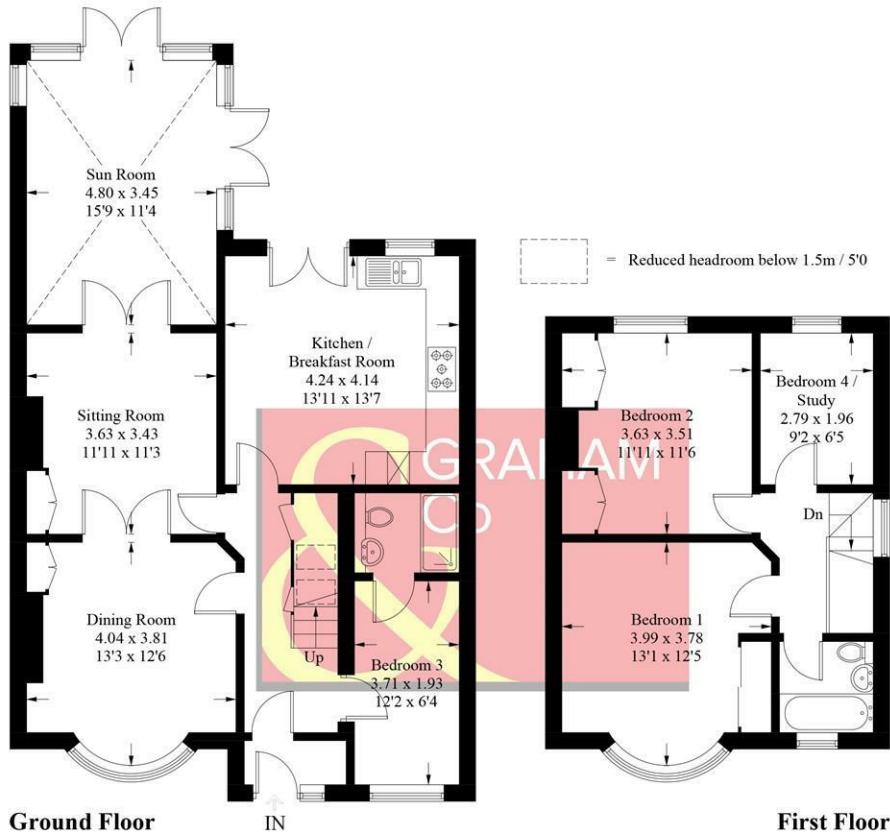


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# St. Hubert Road, Sp10

Approximate Gross Internal Area = 127.3 sq m / 1370 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 (ID662904)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. Keeping in the middle lane, at the following roundabout take the second turning left into The Broadway. At the mini roundabout bear left into Salisbury Road, and take the next turning on the right into St Hubert Road, where the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
100 (most A)	95 (most B)		84
90-94 (C)	85-89 (D)	67	
80-89 (E)	70-79 (F)		
65-79 (G)	1-64		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



OPEN 7 DAYS

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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.