



31 Spey Court, Andover, SP10 5HA  
Guide Price £190,000



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#### PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are pleased to offer to the market this larger style three bedroom terraced family home situated on the popular River Way development on the north side of Andover with no onward chain. The property is on one of the largest styles on the development with a good sized private garden, and communal parking nearby. The accommodation comprises Entrance Hall, a large Living Room, fitted Kitchen open to Conservatory and a further Study Room. Stairs rise to the first floor, where there are three good sized bedrooms (built originally as four bedrooms), and upstairs Bathroom. The property further benefits from Double glazing throughout, gas central heating (recently replaced boiler) and a large enclosed private rear garden with seating area, and good sized garden shed with rear gate access. The property should be viewed to appreciate the space, in this private secluded position.



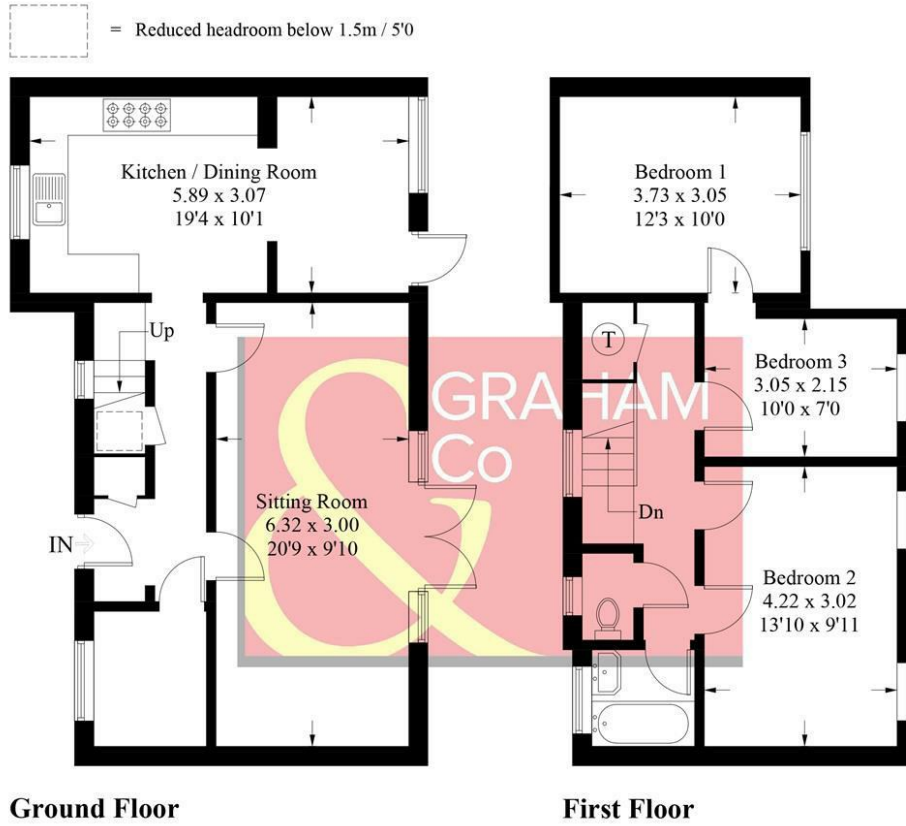


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Spey Court , SP10

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft

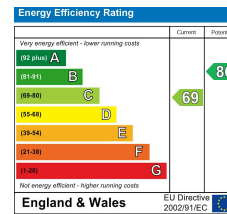


PRODUCED FOR GRAHAM AND CO

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 (ID667076)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. At the following roundabout take the second exit into New Street. Continue along New Street and proceed straight across the mini roundabout. At the major roundabout take the third exit signposted Newbury. At the traffic lights turn right into River Way. Follow straight over the next mini roundabout, and towards the end of the road, turn right into Spey court. Carry on straight, and the property can be found in the corner.



Tax Band: B



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.