



2 Laker Square, Andover, SP10 5DW
Price Guide £195,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

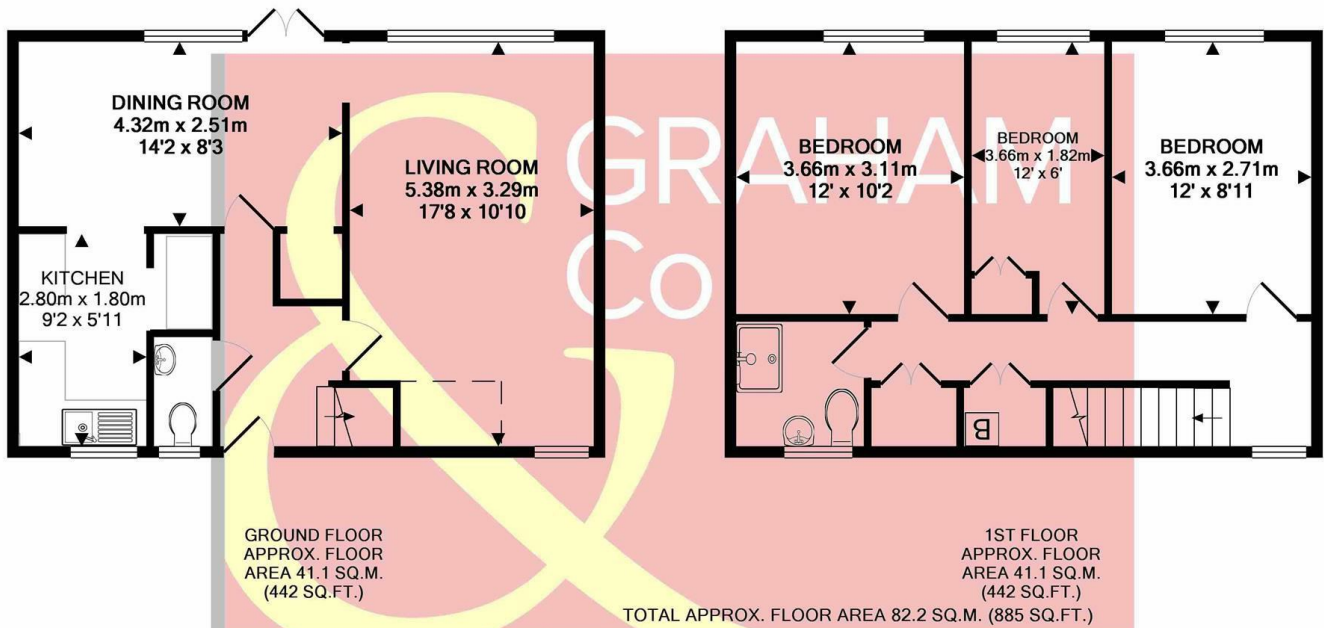
A three-bedroom family home offered for sale in excellent order throughout and positioned on the popular side of Andover town close to local shops and amenities. The property itself offer well planned accommodation over two floors to include an entrance hall with cloakroom, living room with views to front and rear, separate dining room with door to the rear garden and a modern kitchen with views to front. To the first floor there are three bedrooms and shower room, gas central heating and double glazing. Outside the gardens have been beautifully landscaped having lawn, patio, flower and shrub beds 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.

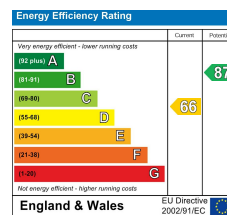




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

Continue along New Street and at the mini roundabout proceed straight over. At the major roundabout take the second exit into Newbury Road. Continue along Newbury Road, past the traffic lights and under the Enham Arch. At the following roundabout turn right into Smannell Road. Continue along Smannell Road and take the first turning on the right. Continue round and after a short distance Laker Square can be found on the left hand side.



Tax Band: C



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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.