



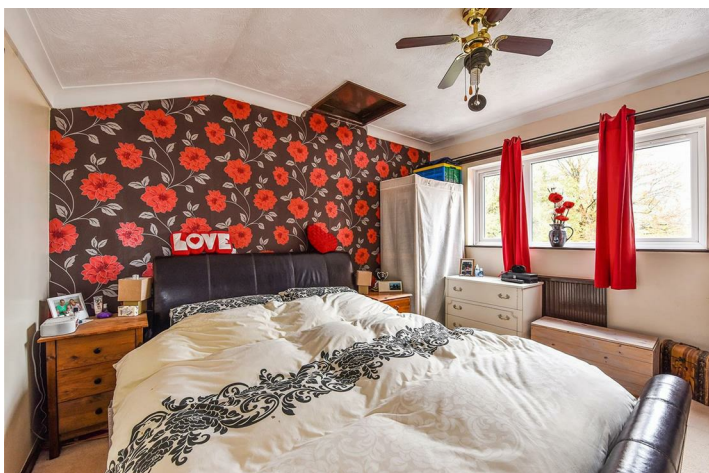
6 Nene Court, Andover, SP10 5EZ  
Asking Price £185,000



## 6 Nene Court, Andover, Asking Price £185,000

### PROPERTY DESCRIPTION BY Mr Nick King

This three bedroom family home is positioned just on the outskirts of Andover but within easy reach of both the town centre and the main line train station. The property is offered good condition throughout and comprises: entrance hall, kitchen, living / dining room, home office, three bedrooms to the first floor along with the family bathroom. To the rear there is a south facing garden with patio area.





#### Andover Profile


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.

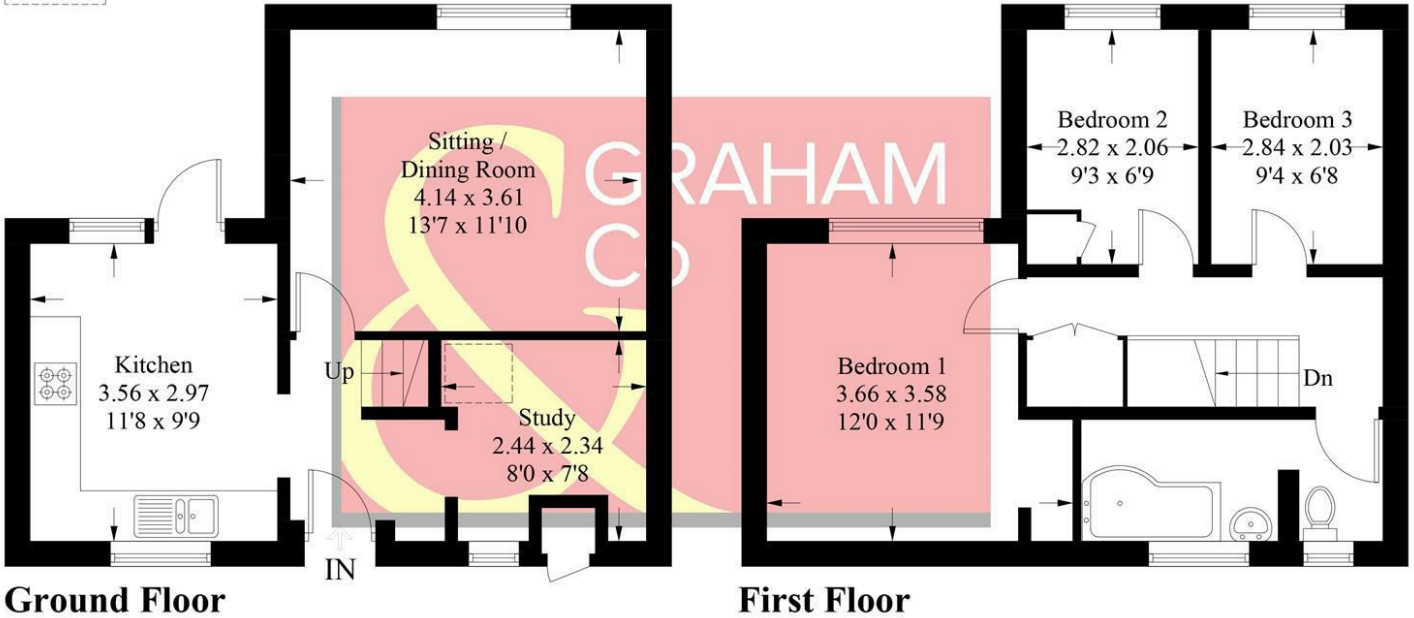


# Nene Court, SP10

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



 = Reduced headroom below 1.5m / 5'0

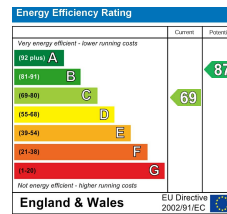


PRODUCED FOR GRAHAM AND CO

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 (ID704655)

## 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 Nene Court.



Tax Band: B



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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.