



20 St. Anns Close, Andover, SP10 2LA
Price guide £179,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away yet a short stroll to the town centre, Graham & Co are delighted to offer for sale with no onward chain this spacious and upgraded first floor maisonette. The property itself benefits from its own entrance with large store leading to the first floor and hallway, living room, fitted kitchen, three bedrooms and bathroom, gas central heating with new fitted boiler and double glazing. Outside there is a large rear garden mostly lawn and decking area.



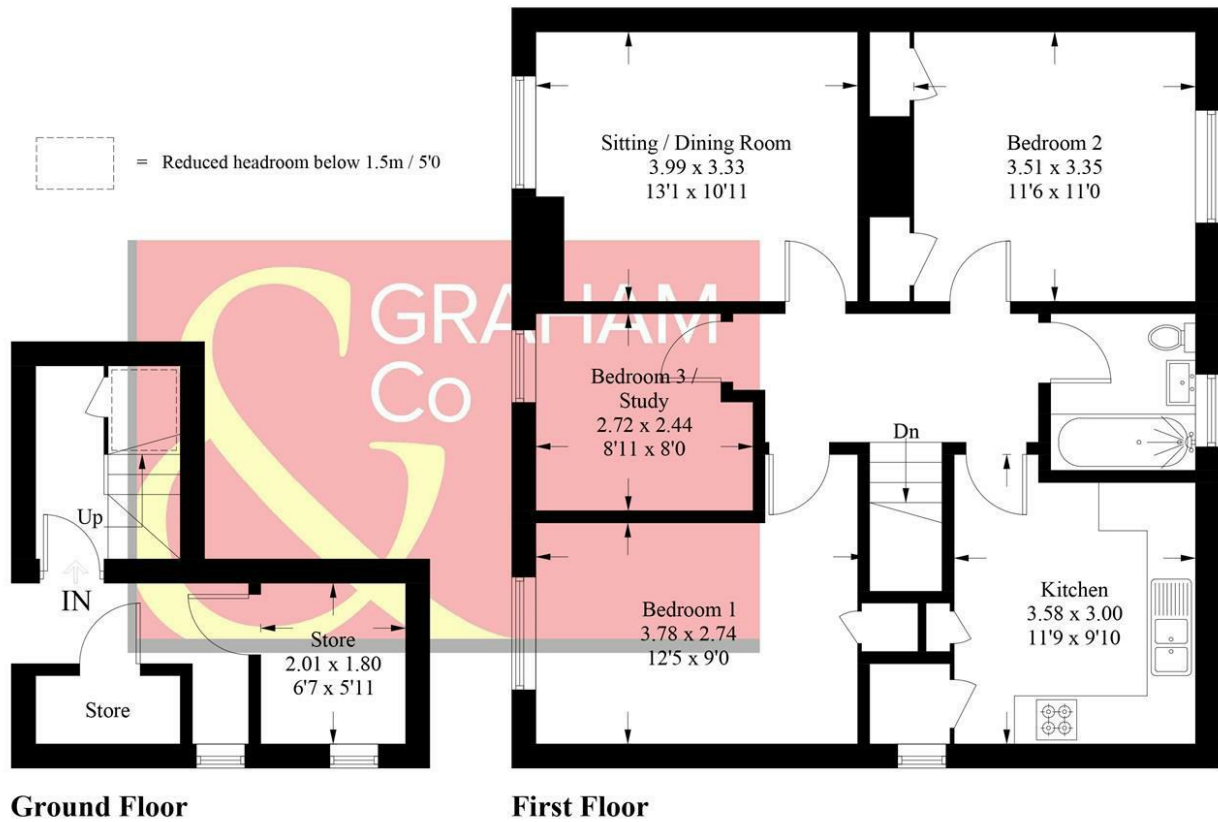


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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. Annes Close, SP10

Approximate Gross Internal Area = 77 sq m / 829 sq ft
 Outbuilding = 5.1 sq m / 55 sq ft
 Total = 82.1 sq m / 884 sq ft



Ground Floor

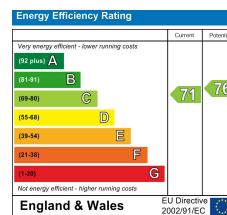
First Floor

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 (ID694697)

DIRECTIONS

From our offices in London Street proceed to the roundabout and take the third exit. At the following roundabout follow the road round in the left hand lane, taking the second exit into The Broadway. Turn immediately left into Suffolk Road and take the third turning on the left into St Ann's Close.



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.