



15 Watson Acre, Andover, SP10 3YB  
Guide Price £217,500



## 15 Watson Acre, Andover, Guide Price £217,500

### PROPERTY DESCRIPTION BY Mr Dion McArthur

A beautifully presented two bedroom terraced home positioned in a no through road and situated within walking distance to local shops and Andover train station. With the added benefit of driveway parking, the accommodation comprises of an entrance hall, kitchen, lounge, upstairs there are two double bedrooms and a recently fitted three piece bathroom suite. To the rear of the property there is a private enclosed garden.



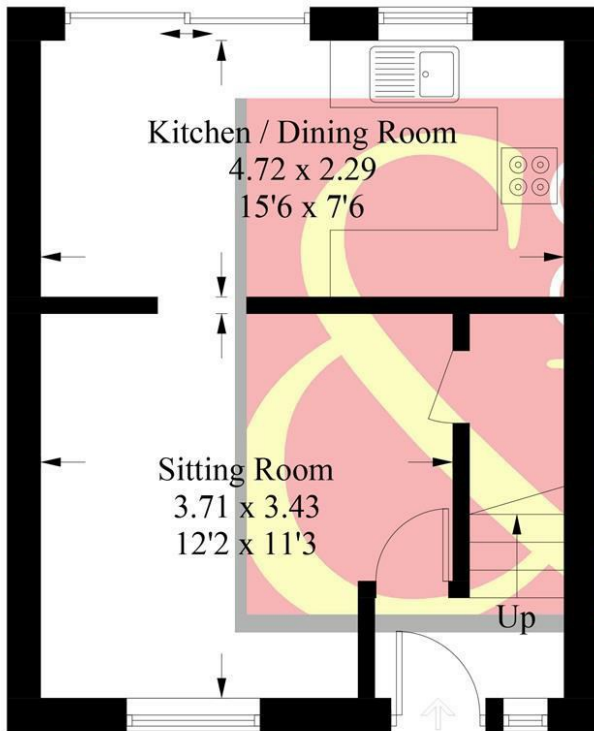


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

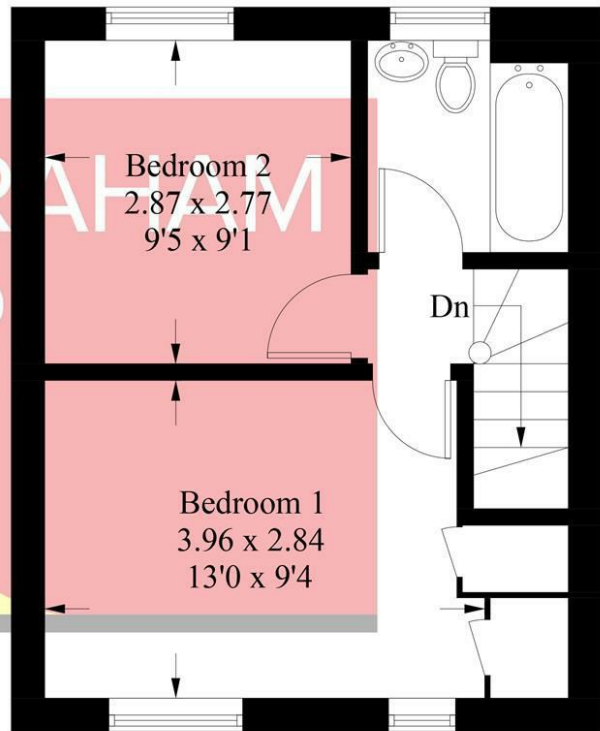


# Watson Acre, SP10

Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



**Ground Floor**



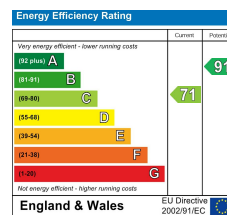
**First Floor**

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 (ID698420)

## DIRECTIONS

Proceed from the town centre along Weyhill Road and at the roundabout take the turning right into Mylen Road, and then take the turning left into Watson Acre.



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.