

41 Woolwich Way, Andover, SP11 6RZ
Asking Price £275,000



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PROPERTY DESCRIPTION BY Mr Nick King

This well-positioned and presented three bedroom semi-detached family home includes, a well-appointed kitchen, cloakroom, sitting/dining room, good sized rear garden. Upstairs there are three bedrooms, one with en-suite shower room, and a further family bathroom. The property is situated in a tucked away cul-de-sac with ample parking, garage attached to the property, and is sold with no onward chain.





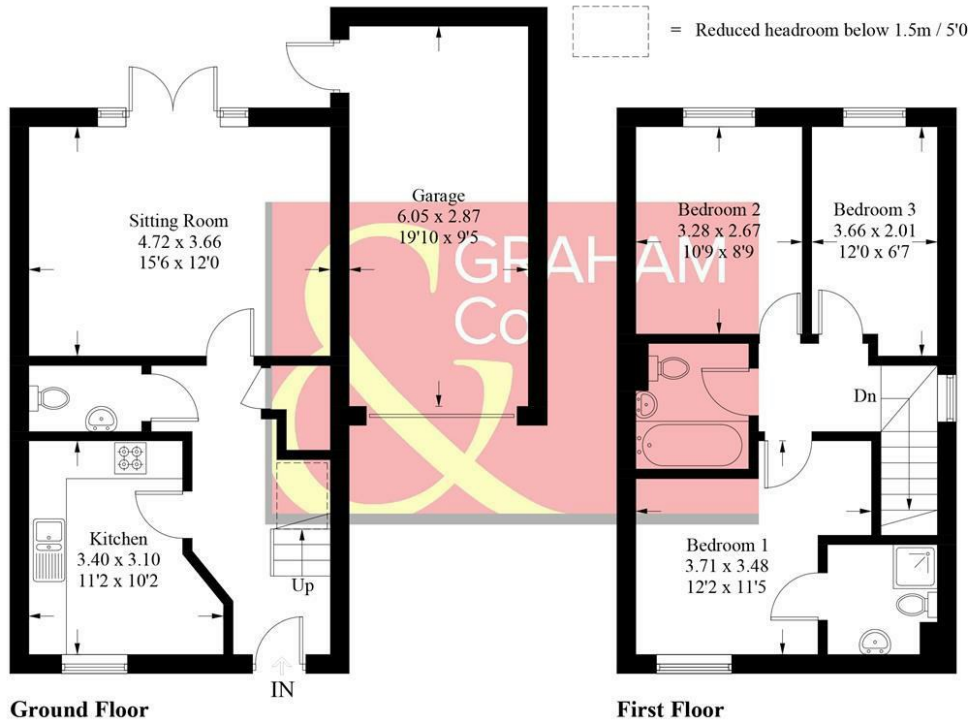
Andover Profile

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.



Woolwich Way, SP11

Approximate Gross Internal Area = 81 sq m / 872 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 98.4 sq m / 1059 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 (ID711974)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. At the Swan Court roundabout take the second exit into New Street. Continue along to the mini roundabout and take the second exit. At the major roundabout take the second exit into Newbury Road, passing the traffic lights and under Enham Arch. At the next roundabout take the second exit right into Smannell Road. Take the second left into Icknield Way and follow this road to the top and turn right at the last roundabout. Take the turning left into Woolwich Way where the property can be found.

Energy Efficiency Rating		Current	Potential
100 points	A		
81-91	B	81	90
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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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.