



289 Vigo Road, Andover, SP10 1LA  
Guide Price £300,000



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#### PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are delighted to bring to market this very spacious three bedroom family home. The Property downstairs benefits from a large bright lounge and modern recently fitted kitchen leading to a conservatory. The bathroom is also located downstairs and has floor to ceiling tiles. To the first floor you will find three generously sized bedrooms and W/C. Outside the property there is a large garden and parking for up to 4 cars. The property is only a short walk away from the town centre and local shops.





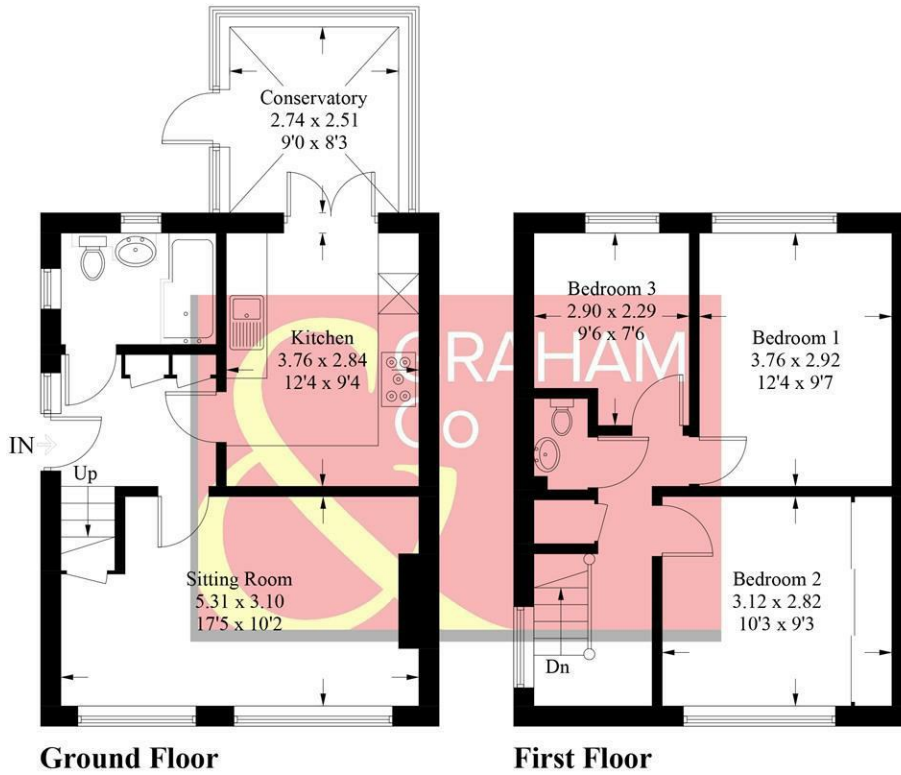
#### Andover Profile

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.



# Vigo Road , SP10

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft

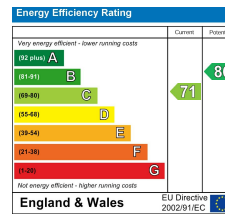


PRODUCED FOR GRAHAM AND CO

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 (ID707485)

## DIRECTIONS

proceed from the town along East Street and at the roundabout take the third turning into Vigo Road where the property will be found on your left hand side.



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.