



4 Leigh Gardens, Andover, SP10 2AR  
Guide price £315,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Graham & Co are pleased to offer new to the market this classic 1930's semi-detached family home, located in a quiet cul-de-sac within easy reach of Andover town centre. The property is well presented and offers very flexible living accommodation which in brief comprises: entrance hall, living room, dining room, extended kitchen, conservatory, first floor bathroom and three bedrooms. Externally you will find an enclosed and private rear garden, to the front is a driveway providing off road parking and a well stocked front garden. The property is situated with excellent school catchments and has the added benefit of being sold with no forward chain.



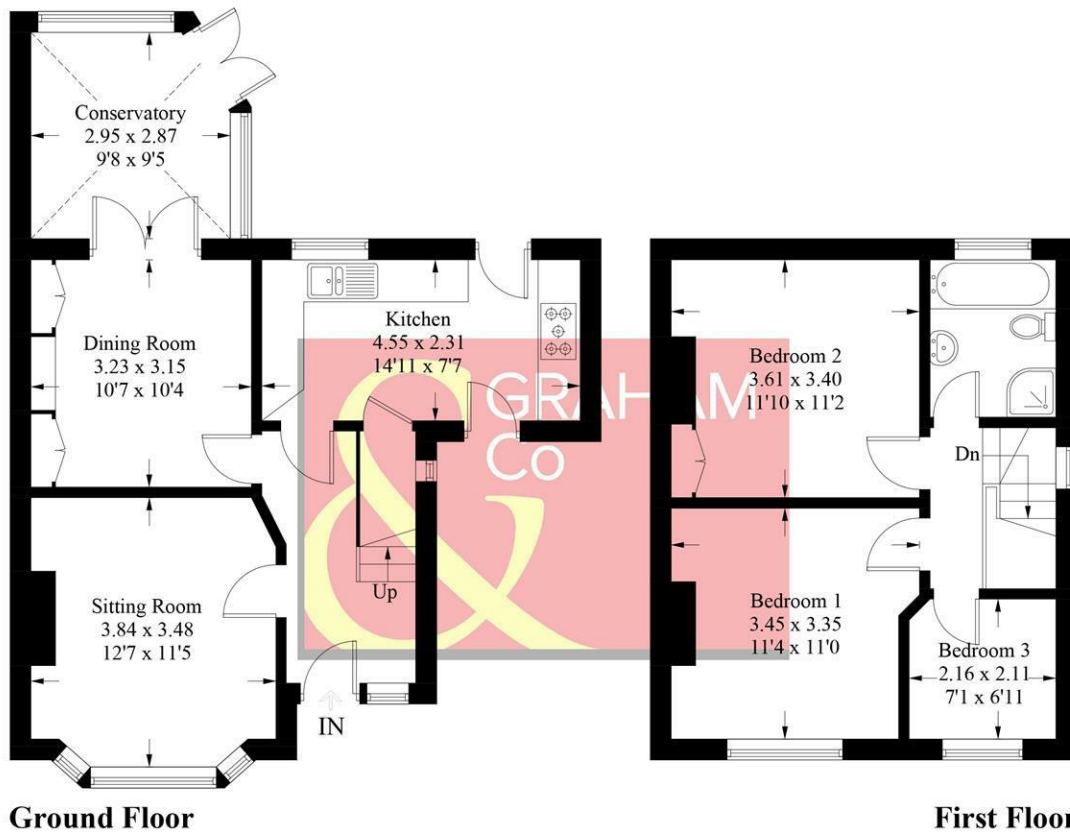


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Leigh Gardens, Andover, SP10

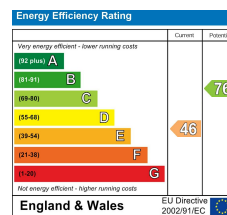
Approximate Gross Internal Area = 89.5 sq m / 963 sq ft



**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 (ID631485)

## DIRECTIONS

From our offices in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Take the second turning on the right into London Road and then the first right, just past Martins garage, into Wolversdene Road. At the t-junction turn left into Love Lane and take the next turning right into Leigh Road. Proceed along and take the first turning left into Leigh Gardens.



Tax Band: C



**OPEN 7 DAYS**

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**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.