

92 Weyhill Road, Andover, SP10 3NP
Guide price £239,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

This beautiful two bedroom semi-detached house is not only ideally positioned for both the town centre and access to the A303 but is within easy level walking distance of the main line train station. The property is presented in excellent order and offers a buyer a great opportunity to call this fabulous house their home. Originally built with three bedrooms will explain the generous sq ft and spacious feel throughout. The impressive open plan ground floor is perfect for entertaining. The lounge area is located toward the front with the dining area to the rear and leading you through to the well appointed modern kitchen. To the first floor you will find two good sized bedrooms and the large family bathroom. Externally, is a long rear garden which is mainly laid to lawn with a number of mature plants and offers a blank canvas for someone to get creative with.



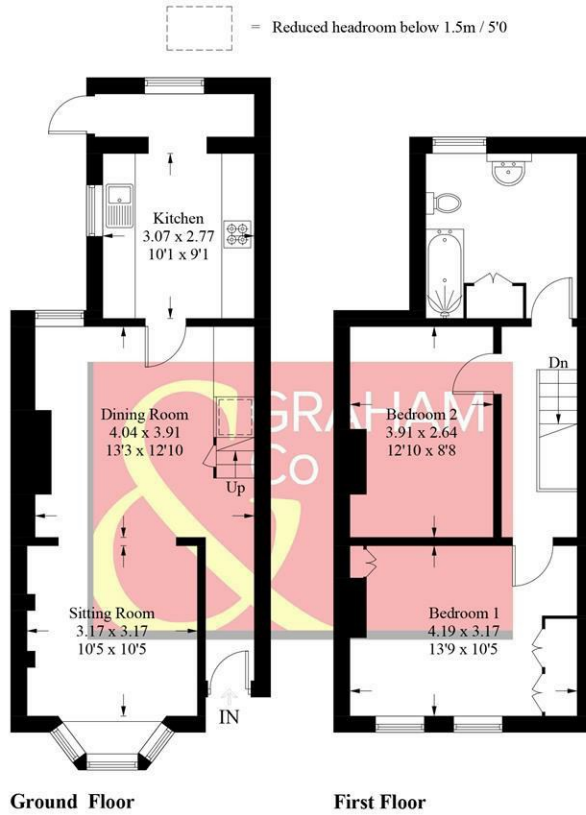


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



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Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

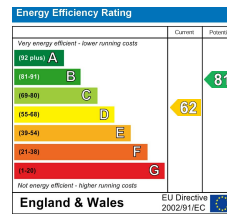


PRODUCED FOR GRAHAM AND CO

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 (ID722145)

DIRECTIONS

Proceed from the town centre along Western Road and at the mini roundabout fork right into the Weyhill Road. Proceed over the next two roundabouts and the property will be found after a short distance on the right hand side.



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.