



30 Beresford Close, Andover, SP10 2HN
Asking Price £285,000



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PROPERTY DESCRIPTION BY Mr Nick King

A three bedroom semi-detached house, situated within a short walk of the town centre, local nature reserve and Anton infants and primary school. The property itself offers an entrance porch/utility room, leading to entrance hall, living room with sliding doors to the garden, dining room and kitchen. Upstairs there are three bedrooms and a family bathroom. To the rear the south facing garden is mainly laid to lawn, with two decked areas. There is also a garage located nearby in a separate block.





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.

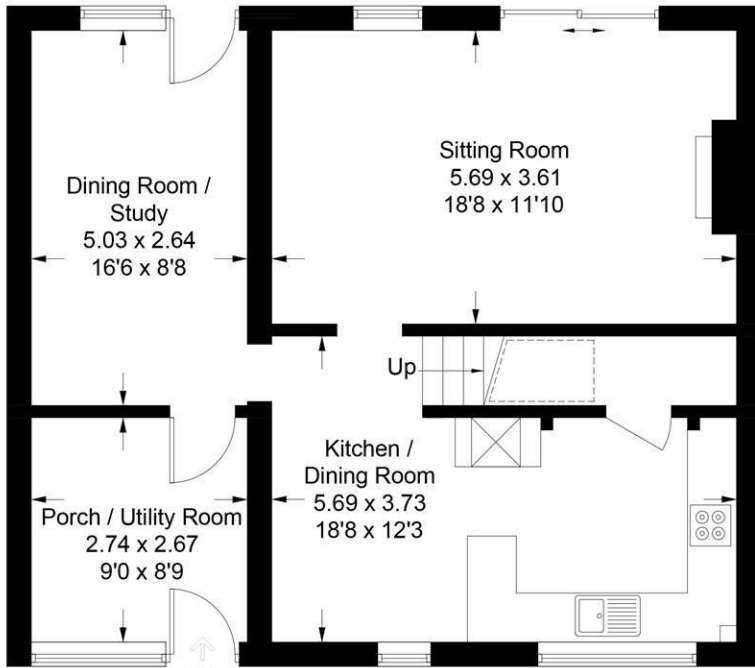


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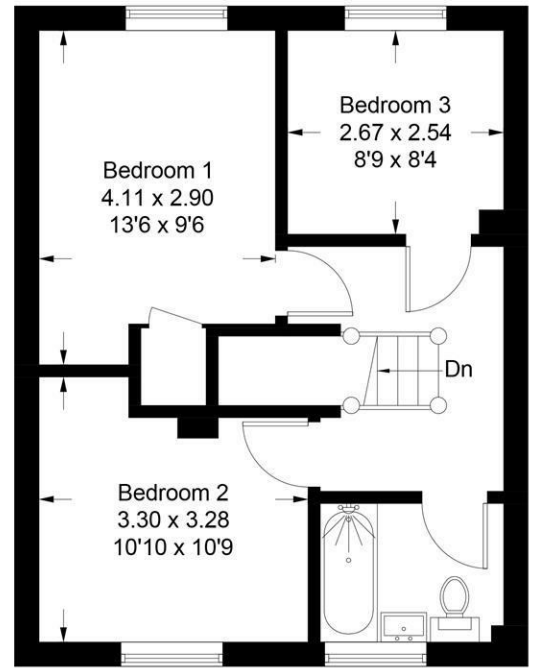
Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

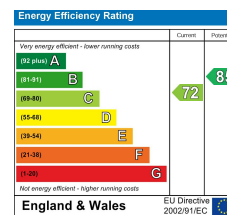


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID716334)

DIRECTIONS

From our offices in London Street proceed to the roundabout. Carry straight across into Winchester Road, take the fourth turning on the right hand side into Wellesley Road and the next left into Conholt Road. Take the second turning on the right hand side into Picton Road, and Beresford Close is the second turning on the left hand side.



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.