

39 Clatford Manor, Upper Clatford, Andover, SP11 7PZ
Price Guide £259,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the picturesque and sought after village of Upper Clatford , Graham & Co are delighted to bring to the market this three bedroom end-of-terrace family home. The property itself benefits from an entrance hall leading to the living room, dining room with double doors to the rear garden and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom, gas central heating and double glazing. Outside the rear garden comprises patio area, lawn enclosed by wall and fencing , garage situated at rear of garden. The property is also being sold with no onward chain so early viewing is highly recommended.



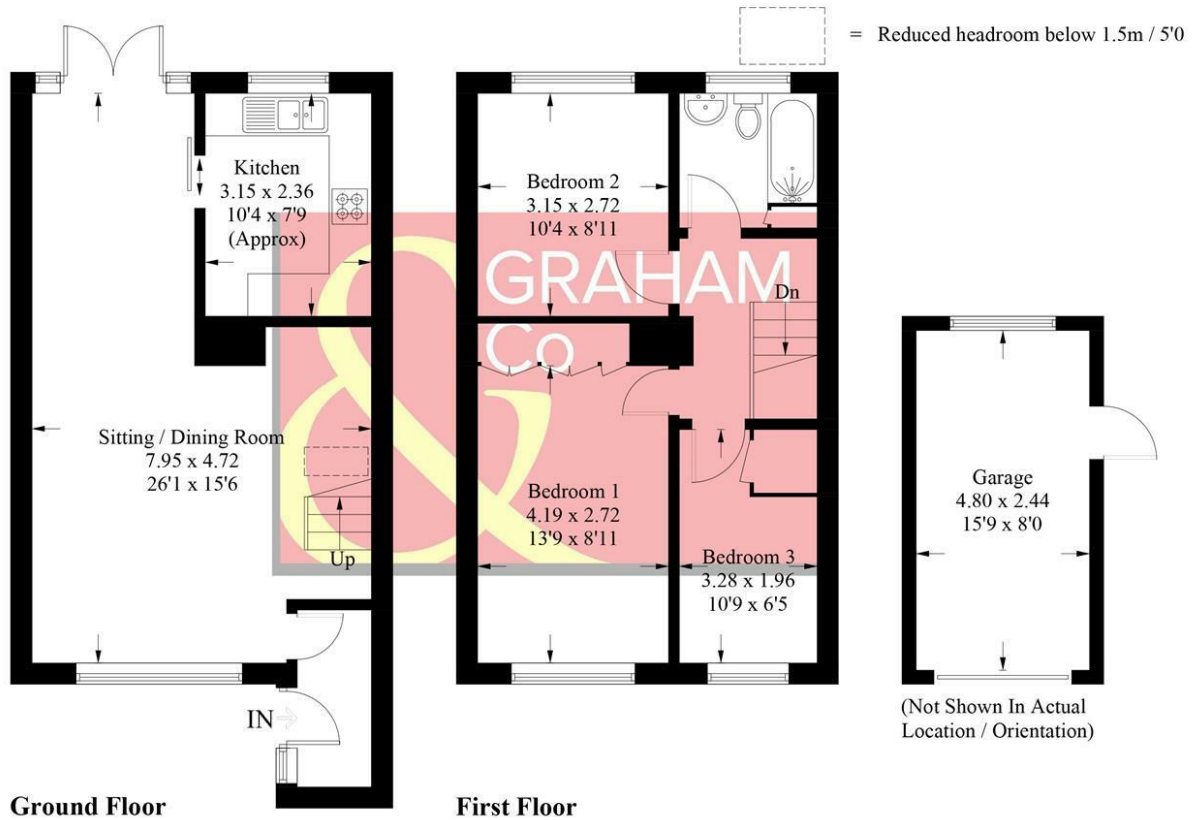


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set beside a water meadow and thriving village hall with numerous community groups. Nearby Goodworth Clatford has a village primary school and popular village store.



Clatford Manor, SP11

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 91.3 sq m / 983 sq ft



Ground Floor

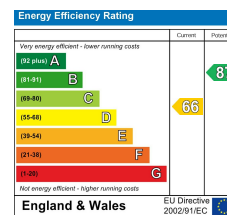
First Floor

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 (ID731850)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit into Western Avenue. Keeping in the middle lane, at the next roundabout take the second exit into The Broadway. At the mini roundabout bear left into Salisbury Road. Continue along Salisbury Road, under the underpass, and turn immediately left into Balksbury Hill. Continue along to the end of this road. At the T-junction turn left, follow the road around, up Sam White's Hill, then turn right. Keep the village green on your right hand side and Clatford Manor can be found 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.