



7 Dove Close, Andover, SP10 5PB
Asking Price £325,000



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PROPERTY DESCRIPTION BY Mr Nick King

This four bedroom detached family home is sold with no onward chain.

The accommodation downstairs comprises of living room, kitchen, conservatory and guest w/c. To the first floor you will find the master bedroom with ensuite shower room, two further bedrooms and a family bathroom. The loft has been converted to provide an additional double bedroom with ample built in storage.

To the rear of the property there is a garden with patio, along with a powered outbuilding. The front of the property has a driveway for two vehicles, along with a single garage.





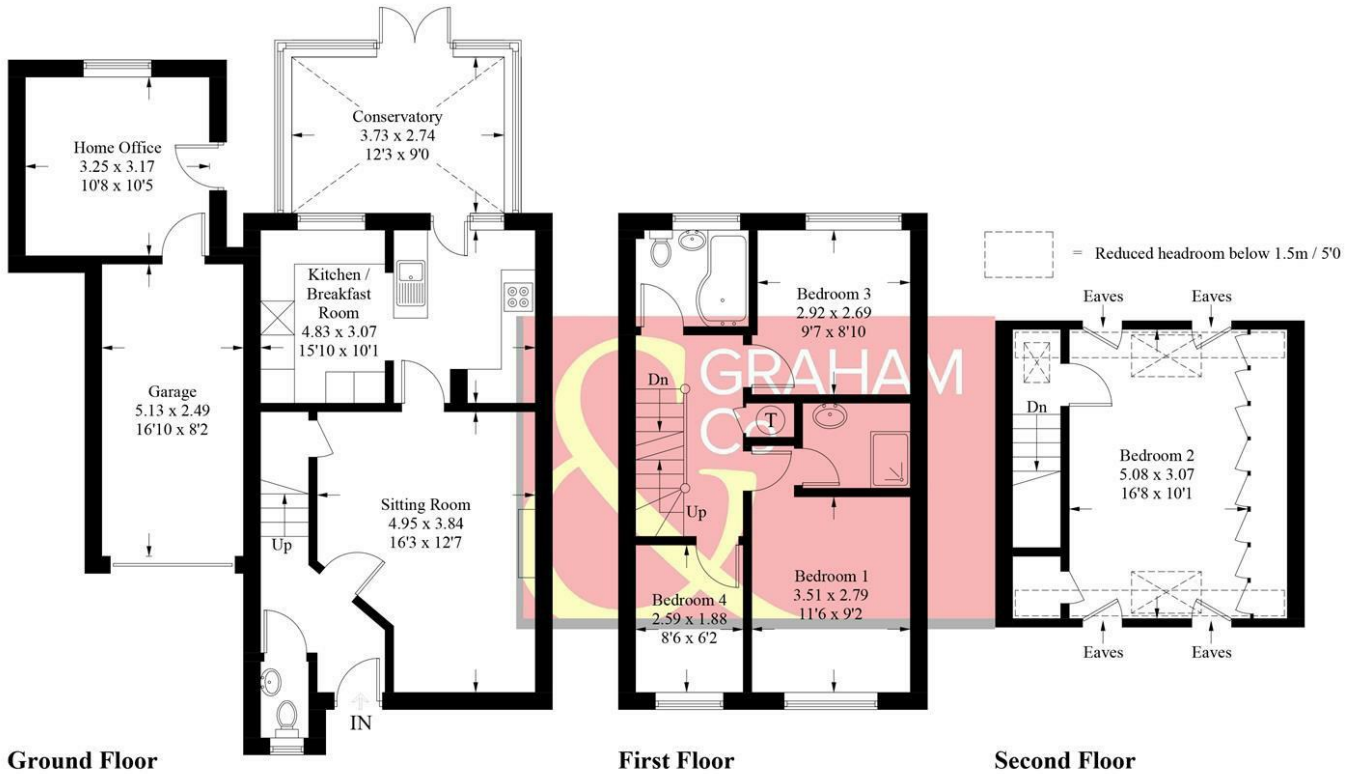
Andover Profile

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.



Dove Close, SP10

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
 Garage / Home Office = 23.5 sq m / 253 sq ft
 Total = 139.7 sq m / 1504 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 (ID743073)

DIRECTIONS

From our offices in London Street proceed to the roundabout and take the first exit into Eastern Avenue, continue along this road until reaching the Swan Court roundabout, take the second exit into New Street, continue along New Street and upon reaching the mini roundabout take the second exit again and at the major roundabout take the second exit into the Newbury Road, passing the traffic lights and under the Enham Arch. Upon reaching a roundabout and take the second exit right into Smannell Road, continue along Smannell Road and take the first turning on your right, then the second right into

Energy Efficiency Rating	
Energy efficient - lower running costs	Current
100 (A+)	70
81 (A)	
69 (B)	
55 (C)	
41 (D)	
29 (E)	
15 (F)	
1 (G)	82
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.