



5 Egbury Road, St Mary Bourne, SP11 6DG
Guide Price £320,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

This three bedroom end of terrace home is well positioned within the heart of the Village. The property offers a fantastic opportunity for the new owner to update and create a lovely village home to their exact taste. The accommodation in brief comprises: entrance vestibule, living room, kitchen, downstairs bathroom, three bedrooms to the first floor all set within a wonderful plot with an abundance of driveway parking to the front and a lengthy rear garden backing on to open land. The property having been in the same ownership for many a year is in its original layout and size but offers scope for adaptation and extending subject to the relevant planning and building permissions.



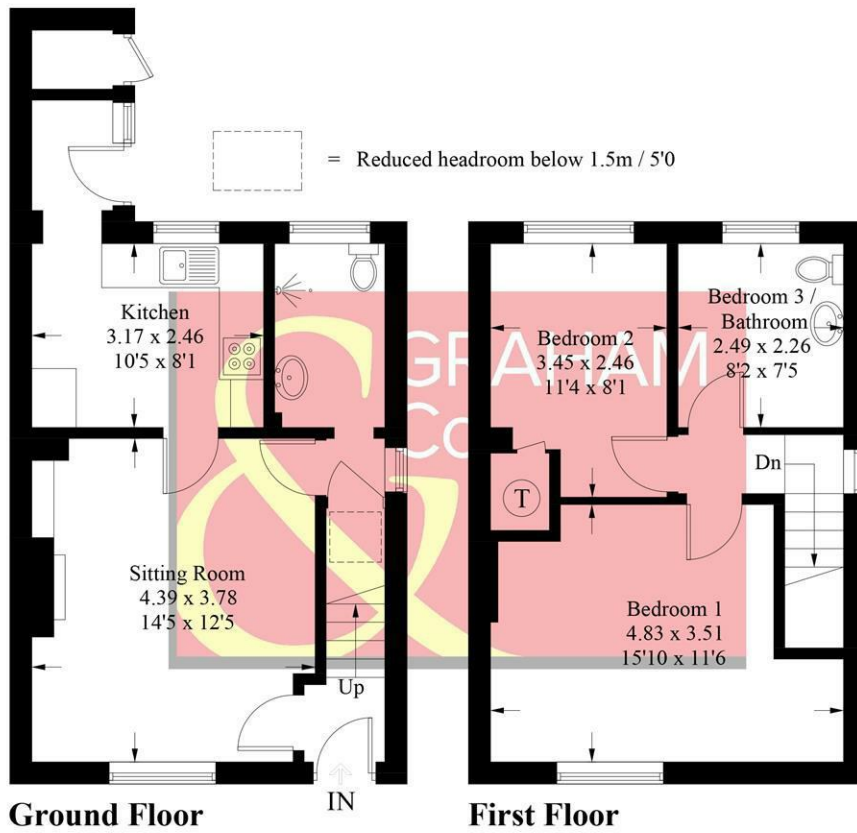


The village of St Mary Bourne, situated in the centre of the beautiful Bourne Valley, is inside the North Wessex Downs Area of Outstanding Natural Beauty, just 5 miles to the north east of Andover, close to Whitchurch and easily accessible from the A34, A303 and A343, both Andover and Whitchurch have mainline train stations with fast service to London. The village itself has a centre which overlooks a picturesque recreation ground with adjoining lake, bowling green, sports area and Village shop with Post Office. Nearby Andover offers a good range of shopping theatre cinema new leisure centre and college for higher education.



Mary Bourne, SP11

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft

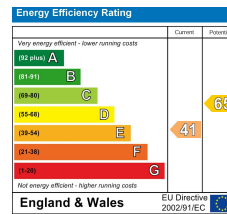


PRODUCED FOR GRAHAM AND CO

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 (ID747811)

DIRECTIONS

Leave Andover through Augusta Park in the direction of St Mary Bourne. On reaching the T-junction, turn right in to the centre of the village, over the bridge and turn left along the side of 'The George' public house into Egbury Road where No 5 will be a short way down the road on your 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.