



12 Heath Vale, Andover, SP10 2AE
Asking Price £270,000



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PROPERTY DESCRIPTION BY Mr Nick King

This charming and well-presented two bedroom character house has been recently updated and modernised by the current owners. The accommodation in brief comprises entrance hall, modern kitchen, living/dining room with log burner, bathroom and two good sized bedrooms on the first floor. Externally there is an enclosed rear garden with patio and summer house. To the front there is a driveway providing off-road parking for multiple vehicles, along with a front lawn.





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.

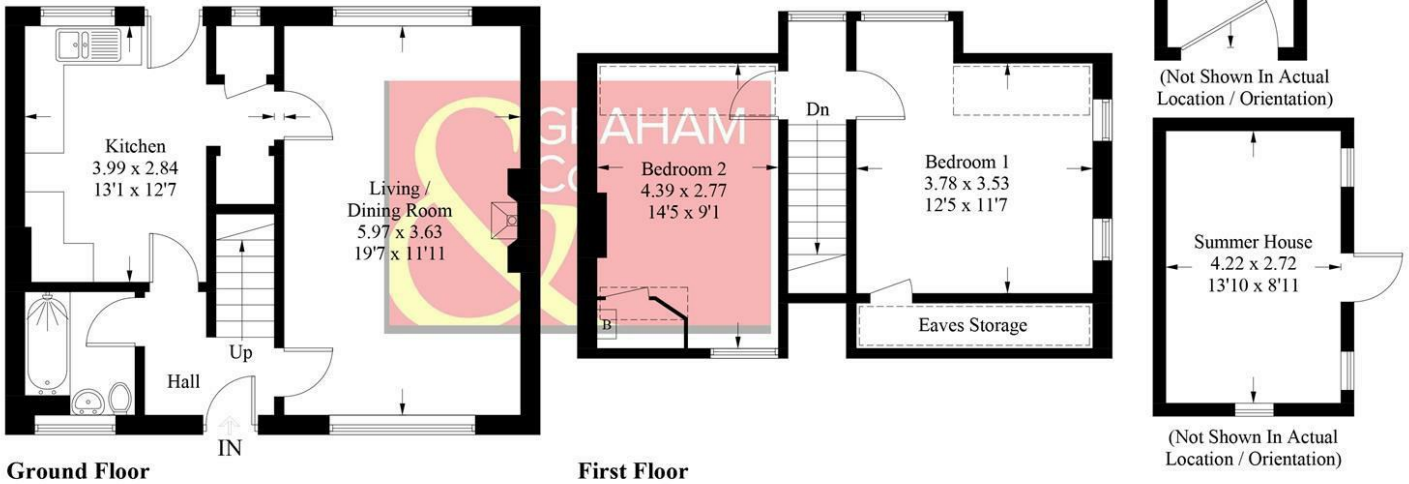


Heath Vale, SP10

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft
 Summer House / Store = 16.4 sq m / 176 sq ft
 Total = 96.8 sq m / 1041 sq ft



= Reduced headroom below 1.5m / 5'0

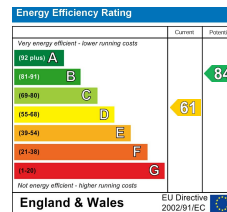


PRODUCED FOR GRAHAM AND CO

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 (ID754282)

DIRECTIONS

From our office in London Street proceed to the roundabout and carry straight across into Winchester Road. Take the next turning left into Old Winton Road. Take the first turning left into Love Lane, and turn immediately left into Heath Vale. Number 12 will be on your righthand 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.