



**36 Stubbs Court, Andover, SP10 3QR**  
**Guide Price £220,000**



## 36 Stubbs Court, Andover, Guide Price £220,000

### PROPERTY DESCRIPTION BY Mr Ben Cox

A three bedroom family home which has been upgraded by the present owner, positioned on the sought-after Artists Way development just a short stroll from the town centre and train station. The property itself offers excellent accommodation to include entrance hall with cloakroom, Open plan kitchen dining area, living room with doors to garden, three bedrooms, family bathroom and double glazing. Outside there are enclosed gardens and communal parking areas close by.



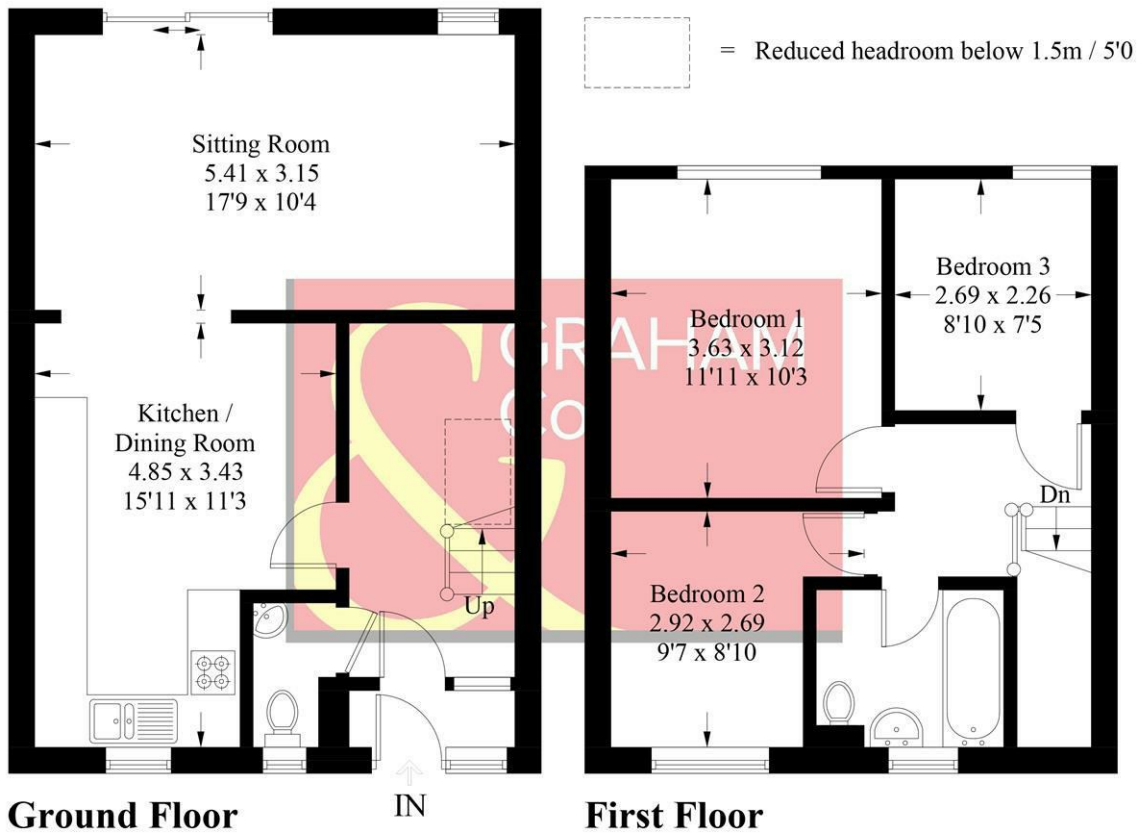


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.



# Stubbs Court, SP10

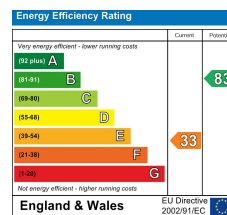
Approximate Gross Internal Area = 81 sq m / 872 sq ft



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 (ID755799)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout continue north along the Western Avenue dual carriageway. At the Folly roundabout take the third exit into Artists Way. Continue over the bridge and take the fourth turning left, where Stubbs Court can be found on the right hand side.



Tax Band: C



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**01264 356500**

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.