

8 The Elms, Andover, SP10 2JH  
Guide Price £249,950



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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market a wonderful three bedroom home with no onward chain. The property is situated just a stones throw away from Andover Town Centre and just a short walk from Andover Train Station. The property itself comprises of Lounge, Kitchen/diner, three bedrooms, family bathroom, a fully enclosed rear garden and its own garage.






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.

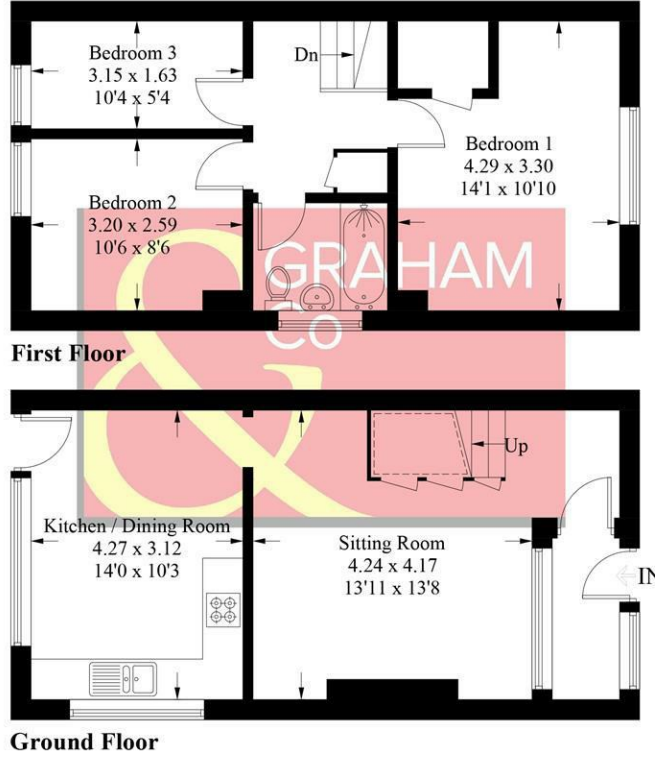


# The Elms, SP10

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft



 = Reduced headroom below 1.5m / 5'0"

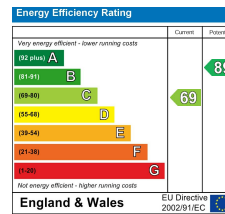


PRODUCED FOR GRAHAM AND CO

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 (ID754470)

## DIRECTIONS

Proceed out of the centre of Andover on Western Road, at the roundabout take your first exit into Salisbury Road, Take your first left into The Elms, continue to the end of the cul-de-sac where the property will be on your left.



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.