



2 Briarscroft, Andover, SP10 2FE
Guide Price £150,000



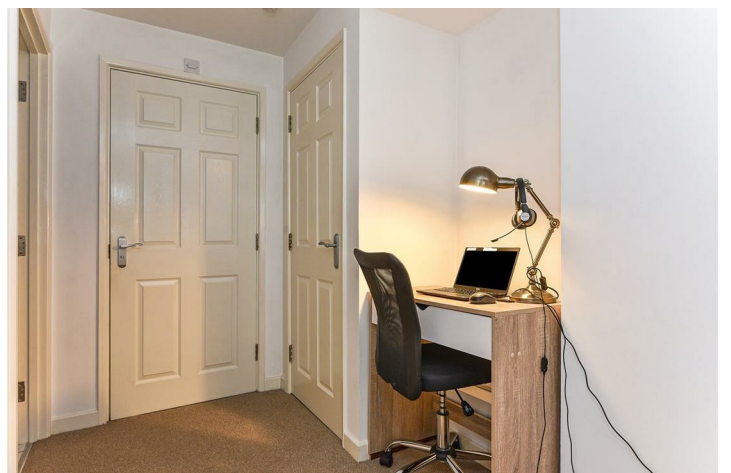
2 Briarscroft, Andover, Guide Price £150,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

BUY TO LET INVESORS ONLY! An immaculately presented one bedroom terraced house situated within a stones throw from the town centre and being sold with a tenant in situ currently paying £675 per calendar month.

Approximately 110 years on lease

Approximately £840 ground rent and service charge inclusive per year.



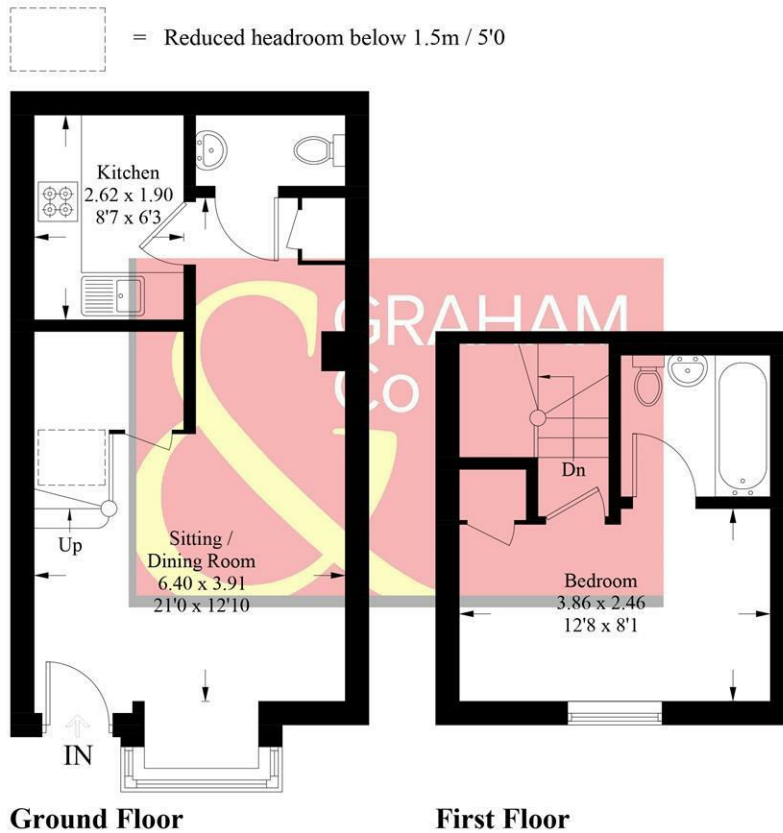


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Briars Croft, SP10

Approximate Gross Internal Area = 48.7 sq m / 524 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 (ID755761)

DIRECTIONS

From our office proceed to the T-junction and turn right into South Street. Proceed along South Street under the bridge and the property can be found on the left hand side a little further up.

Energy Efficiency Rating		Current	Potential
100 kWh A	101 kWh B	81	82
109 kWh C	125 kWh D		
139 kWh E	151 kWh F		
172 kWh G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: A



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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.