



19 Above Town, Upper Clatford, Andover, SP11 7QA  
Guide Price £295,000



## 19 Above Town, Upper Clatford Andover, Guide Price £295,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market with no onward chain & tenant in situ this three bedroom village home. The property comprises of entrance hall, bathroom, lounge, kitchen/diner, conservatory and three bedrooms. Outside there is driveway parking, and a large corner plot garden with loads of potential.



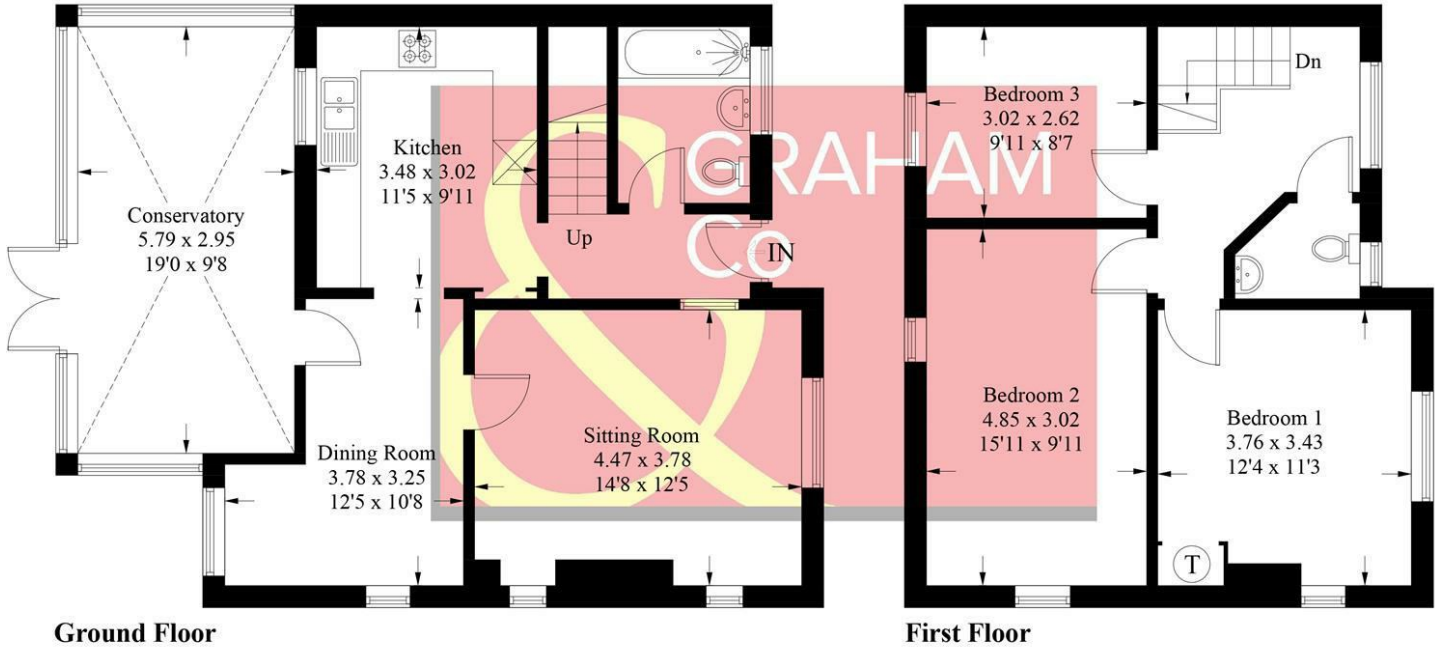


Upper Clatford is an extremely picturesque village situated in the Anton Valley. There are a wealth of thatched cottages all set within a convenient location close to open countryside, Andover Town and the A303. The village has an attractive thatched pub, beautiful and tranquil 12th century church set beside a water meadow and thriving village hall with numerous community groups. Nearby Goodworth Clatford has a village primary school and popular village store.



# Above Town, SP11

Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft

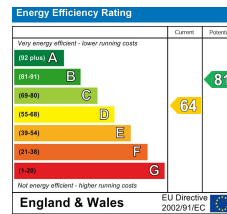


**PRODUCED FOR GRAHAM AND CO**

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 (ID768794)

**DIRECTIONS**

From our office in London Street proceed to the roundabout and take the third exit into Western Avenue. Keeping in the middle lane, at the next roundabout take the second exit into The Broadway. At the mini roundabout bear left into Salisbury Road. Continue along Salisbury Road, under the underpass, and turn immediately left into Balksbury Hill. Continue along to the end of this road. At the T-junction turn left, follow the road around, up Sam White's Hill, then turn right. Keep the village green on your right hand side and the turning for Above Town is 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.

