



45 Valencia Way, Andover, SP10 1JG
Guide Price £315,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along Valencia Way just a short stroll to the town centre , Graham & Co are delighted to bring to the market this impressive semi-detached bungalow offered for sale with no onward chain. The bungalow itself offers well planned accommodation comprising entrance porch,entrance hall, living room open plan to the dining room, good sized kitchen and conservatory, two/three bedrooms and modern shower room. Outside a drive way to front provides off road parking with the rear garden being a feature of the property with patio , lawn and abundance of mature flower and shrubs.



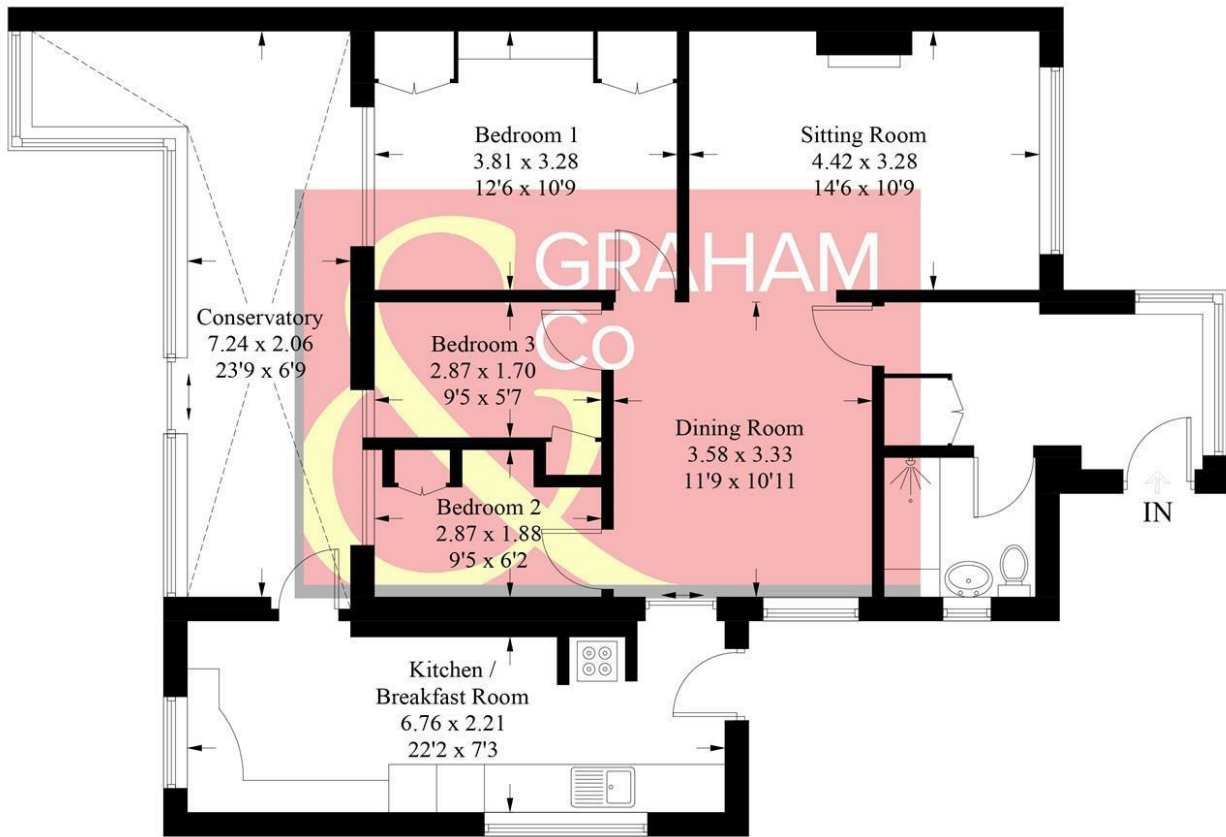


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Valencia Way, SP10

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft

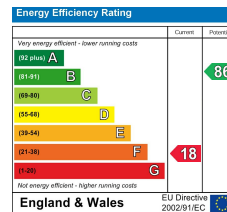


PRODUCED FOR GRAHAM AND CO

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 (ID777859)

DIRECTIONS

From our office in London Street, proceed to the roundabout and take the first exit into Eastern Avenue. Continue and take the first turning right into Corunna Main, then the second turning on the right into Valencia Way.



Tax Band: C



OPEN 7 DAYS

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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.