



156 South Street, Andover, SP10 2BS  
Guide Price £230,000



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#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Offered to the market this charming two double bedroom cottage is situated a stone's throw from the heart of the town centre giving easy level access on foot to the high street in a matter of minutes. The cottage is well appointed and comprises: entrance porch, sitting room, kitchen/dining room, ground floor bathroom, two double bedrooms to the first floor. Externally is an enchanting rear garden which draws you down to the river at the bottom where you will find a seating area for you to enjoy the view.



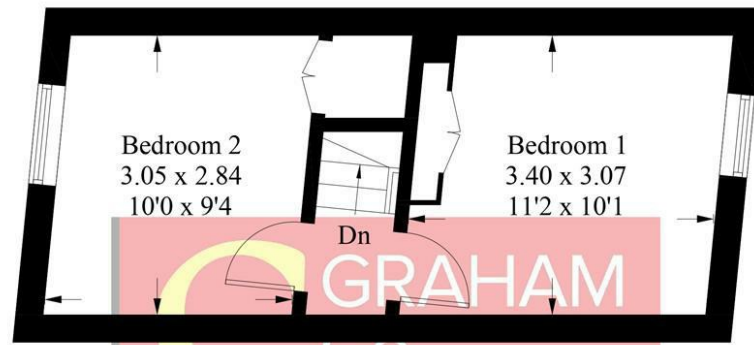


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

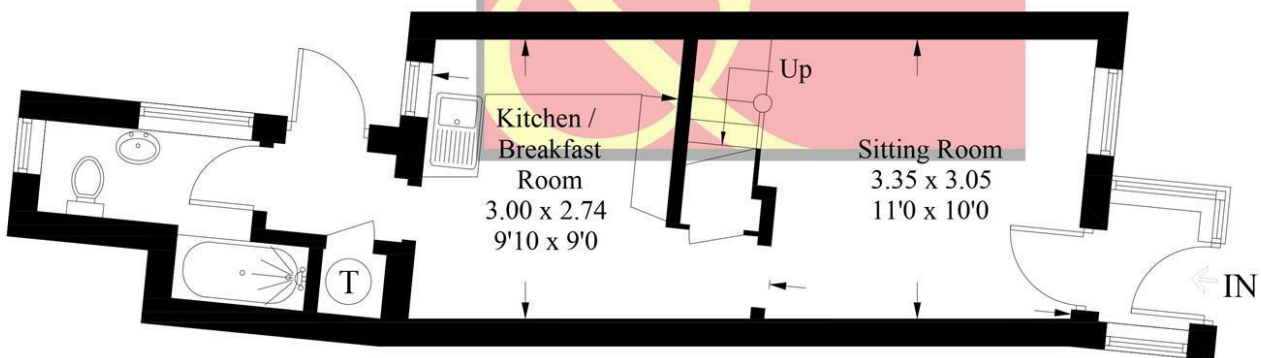


## South Street, Andover, SP10

Approximate Gross Internal Area = 52.3 sq m / 563 sq ft



**First Floor**



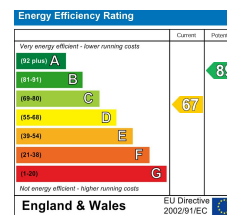
**Ground Floor**

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 (ID554247)

### 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 right hand side.



Tax Band: B



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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.