



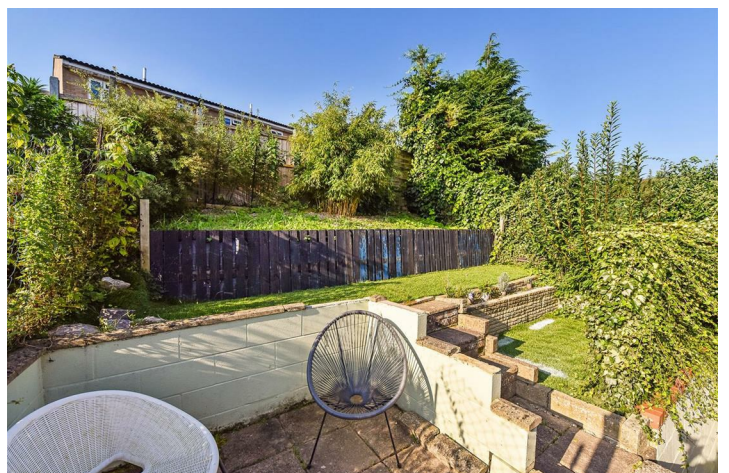
7 Cusden Drive, Andover, SP10 3TF  
Guide Price £225,000



## 7 Cusden Drive, Andover, Guide Price £225,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market with no onward chain this spacious & modern two bedroom semi detached house. The property comprises of entrance porch, lounge, kitchen/diner with a brand new kitchen, two double bedrooms and a family bathroom. Outside consists of a tiered garden, with large side area and driveway parking.



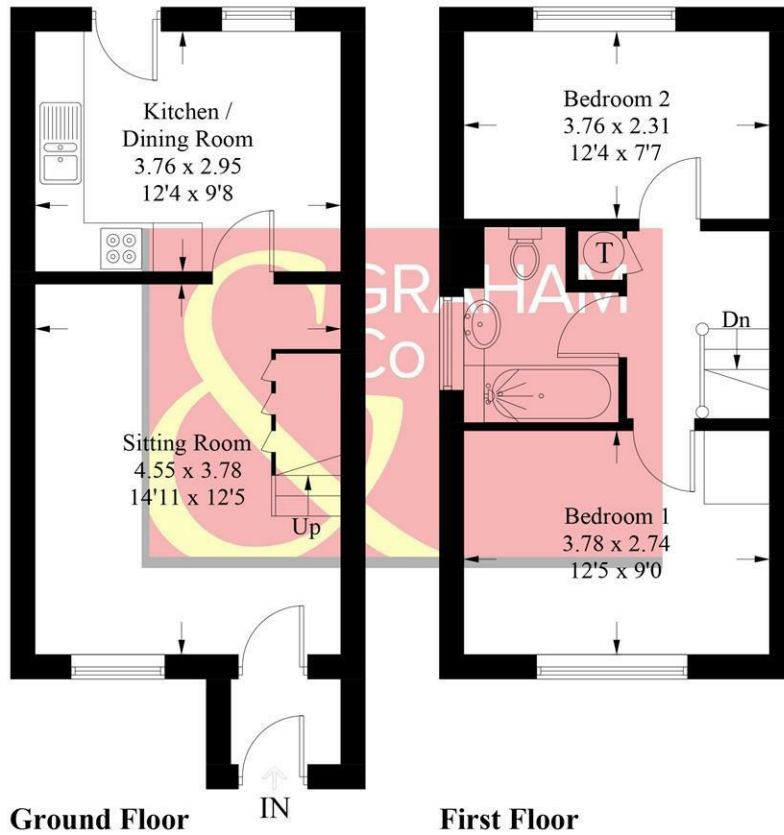


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Cusden Drive

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft

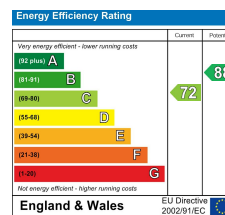


PRODUCED FOR GRAHAM AND CO

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 (ID798220)

## DIRECTIONS

From our office in London Street, proceed to the roundabout and take the 3rd exit. At the following roundabout follow the road around in the right hand lane into the Western Avenue dual carriageway. At the next roundabout, take the 3rd exit into Artists Way, and follow this road around to the top of the hill. Take the first turning on the right into Ward Close, which leads in turn into Cusden Drive.



Tax Band: B



OPEN 7 DAYS

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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.