



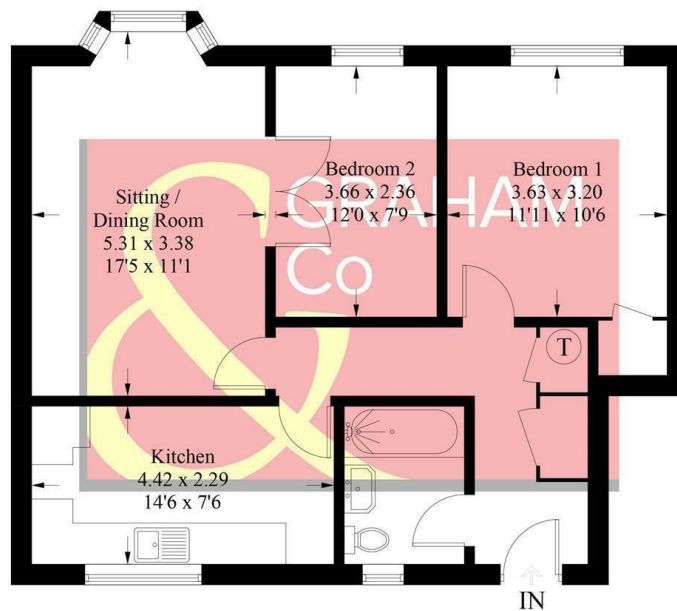
**39 Coldharbour Court, Micheldever Road, Andover. SP10 2BL**  
**Guide Price £139,950**

## PROPERTY DESCRIPTION BY *Mr Guy Sommerville*

This two bedroom first floor apartment with the remaining 152 year lease is situated in a small residential development within walking distance of Andover Town Centre. The accommodation comprises in brief: hallway with storage cupboard, living room, kitchen including some white goods, two double bedrooms one of which could be used as an office or dining room as required, bathroom with shower over bath. Outside there is a communal garden area and residential parking. The property is offered to the market with no forward chain and would make an ideal first time purchase or someone looking to downsize.

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 reserves 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.

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft

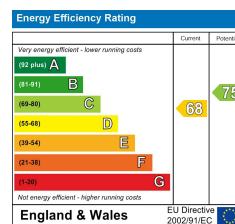


PRODUCED FOR GRAHAM AND CO

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 (ID808317)

## DIRECTIONS

From our office in London Street, proceed to the roundabout and take the first exit into Eastern Avenue. Take the second turning on the right into London Road. Continue along London Road and take the first turning on the right into Wolversdene Road, turning immediately left into Micheldever Road. Take the next turning on the left into Coldharbour Court.



Tax Band: B



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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.