



7 Vestry Close, Andover, SP10 3FZ  
Guide Price £330,000





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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market with no onward chain, a spacious and well looked after three bedroom home. The property is conveniently situated being a short walk from Andover Town Centre and Andover Train Station which has a direct line to Waterloo,

The property comprises of; entrance hall, downstairs cloakroom with WC, kitchen, and large open plan lounge/diner with doors into the garden. Upstairs the property has a family bathroom, three bedrooms with bedroom one having built in wardrobes.

Outside the property benefits from a lovely well maintained garden with shed, and courtesy door into the garage. To the side of the home is driveway parking, with access into the garage which has power and light.







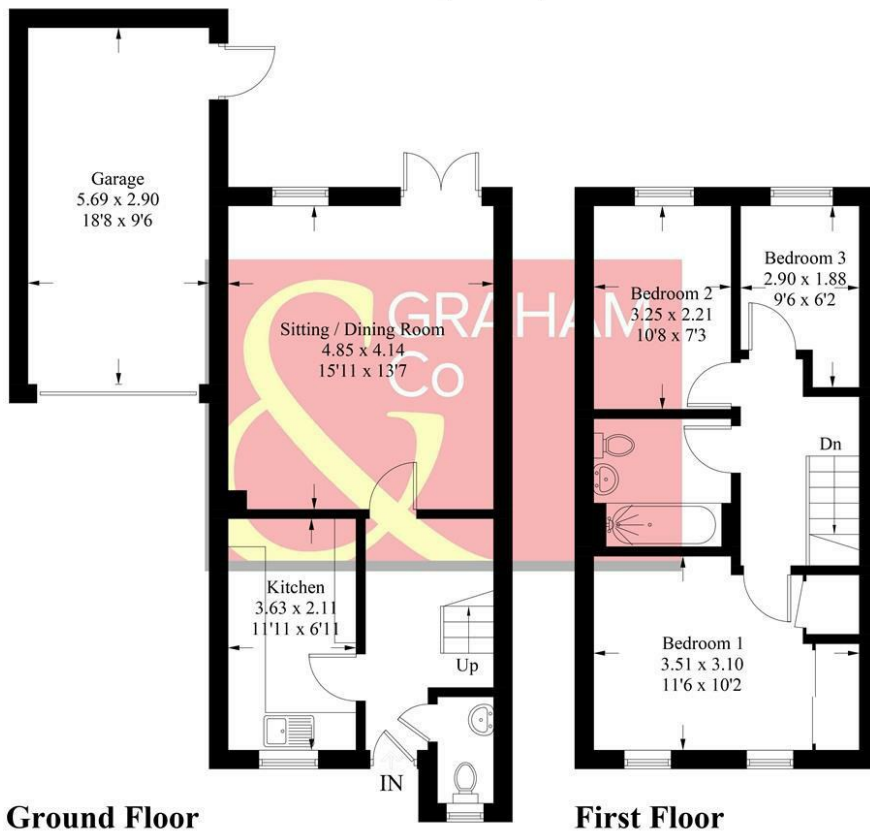
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





# Vestry Close, sp10

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft  
 Garage = 16.5 sq m / 177 sq ft  
 Total = 91.5 sq m / 984 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 (1D1070468)

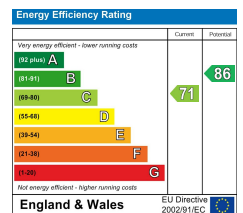
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.