



269 Pilgrims Way, Andover, SP10 5HX
Guide Price £215,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled on the charming Pilgrims Way in Andover, this end-terrace house presents an excellent opportunity for those seeking a comfortable home. The property features two well-proportioned bedrooms, making it ideal for small families or couples. The single reception room offers a welcoming space for relaxation and entertaining, while the bathroom is conveniently located to serve the household's needs.

The house is in good condition, providing a solid foundation for your personal touches and improvements. One of the standout features of this property is the generous rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air.

This home is being sold chain-free, allowing for a smoother and more straightforward purchasing process. With its practical layout and potential for enhancement, this property is a fantastic choice for anyone looking to settle in a pleasant area of Andover. Don't miss the chance to make this house your new home.





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 boasts 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 = 845 SQ FT / 78.5 SQ M
(EXCLUDING OUTSIDE STORAGE)



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
419 SQ FT / 38.9 SQ M



FIRST FLOOR
426 SQ FT / 39.6 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1265220)
Produced for Graham & Co

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

