

4 Willow Grove, Andover, SP10 2JZ
Asking Price £339,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home is situated in a quiet cul-de-sac, just a short distance from Andover town centre. Having been a much-loved family home for many years, the property is presented in very clean and tidy condition throughout, offering an excellent opportunity for a buyer to move straight in while also providing scope to personalise over time. The ground floor accommodation comprises a front aspect sitting room with bay window, a separate dining room to the rear with doors leading into a bright conservatory overlooking the garden, and a kitchen positioned to the rear. Upstairs, there are three bedrooms, with bedrooms one and two both benefiting from dual aspect windows allowing plenty of natural light. The first floor also features a family bathroom and a separate WC. Externally, the property benefits from off-road parking to the side and a private, enclosed rear garden, mainly laid to lawn with a patio seating area. To the rear of the garden is a good-sized shed/workshop, ideal for storage or hobby use. This is a fantastic opportunity to acquire a well-maintained home in a desirable location, ideal for a range of buyers.



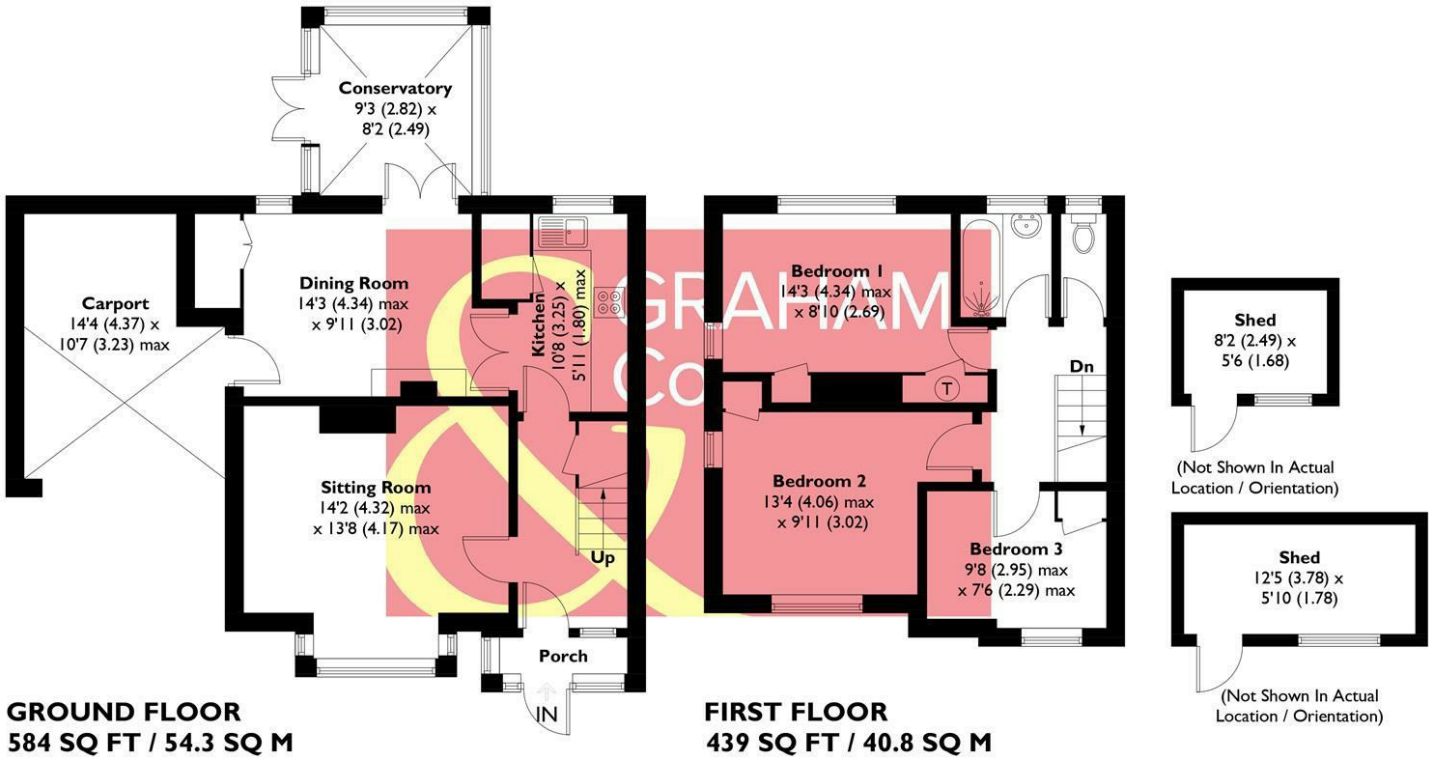


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1023 SQ FT / 95.1 SQ M
OUTBUILDINGS = 116 SQ FT / 10.8 SQ M
TOTAL = 1139 SQ FT / 105.9 SQ M
(EXCLUDING CARPORT)



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 (ID1295438)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales E.U. Directive 2002/91/EC		

Tax Band: C



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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.

