



34 Windsor Road, Andover, SP10 3HX
Guide Price £349,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a select close, ideally positioned just a short stroll to the train station with its excellent connections to London, Graham & Co are delighted to bring to the market this modern semi-detached family home. The property itself is presented in good order throughout comprising entrance hall with utility cupboard and cloakroom, sitting room leading to the garden and an open plan fitted kitchen with dining area. To the first floor there are three bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside to the front is a driveway providing off road parking with the rear garden comprising patio, artificial lawn, flower and shrub beds all enclosed by fencing.





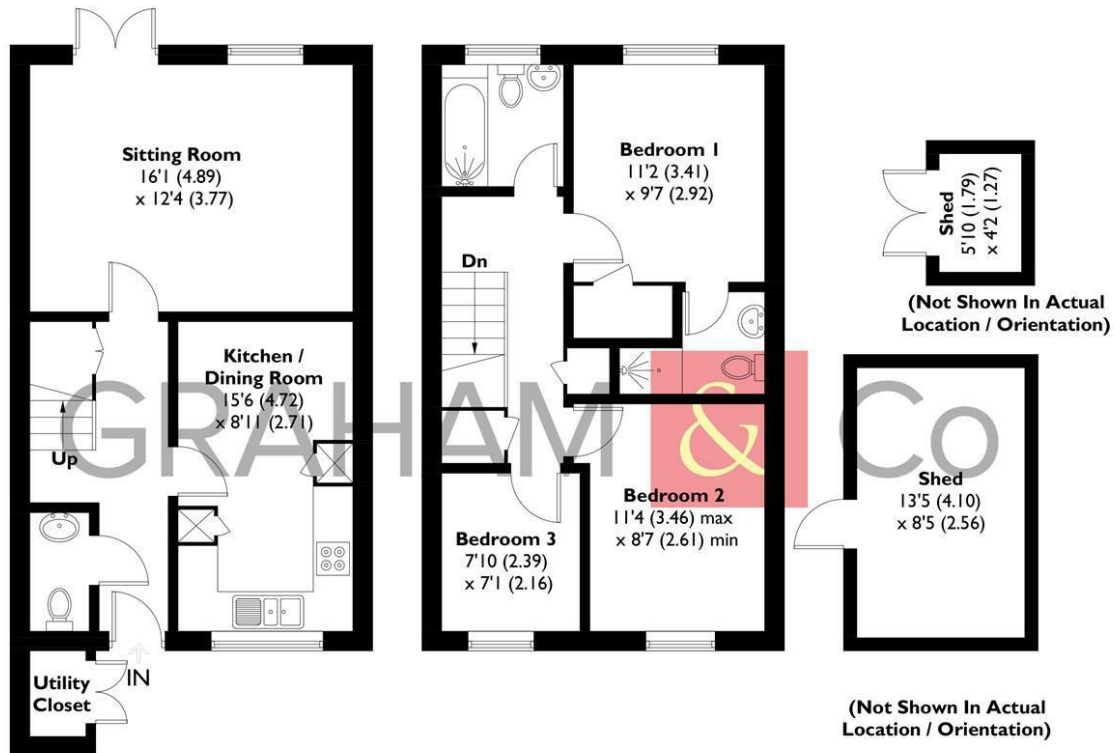
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 910 SQ FT / 84.6 SQ M
OUTBUILDINGS = 148 SQ FT / 13.8 SQ M
TOTAL = 1058 SQ FT / 98.4 SQ M

GRAHAM & Co



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 (ID1327491)
Produced for Graham & Co

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Tax Band: D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	96
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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.