



54 Wolversdene Road, Andover, SP10 2BA  
Guide Price £381,999



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a two bedroom detached bungalow situated on a quiet and popular no through road within walking distance to local amenities. Of traditional design, this offers a fantastic opportunity to renovate and extend the square footage subject to the necessary permissions. The current accommodation comprises an entrance hall, a 21 foot long lounge diner, kitchen, shower room and two double bedrooms. Outside there is a large garden with a large patio area and tiered lawn. To the front there is a driveway and a garage with two storage rooms behind.





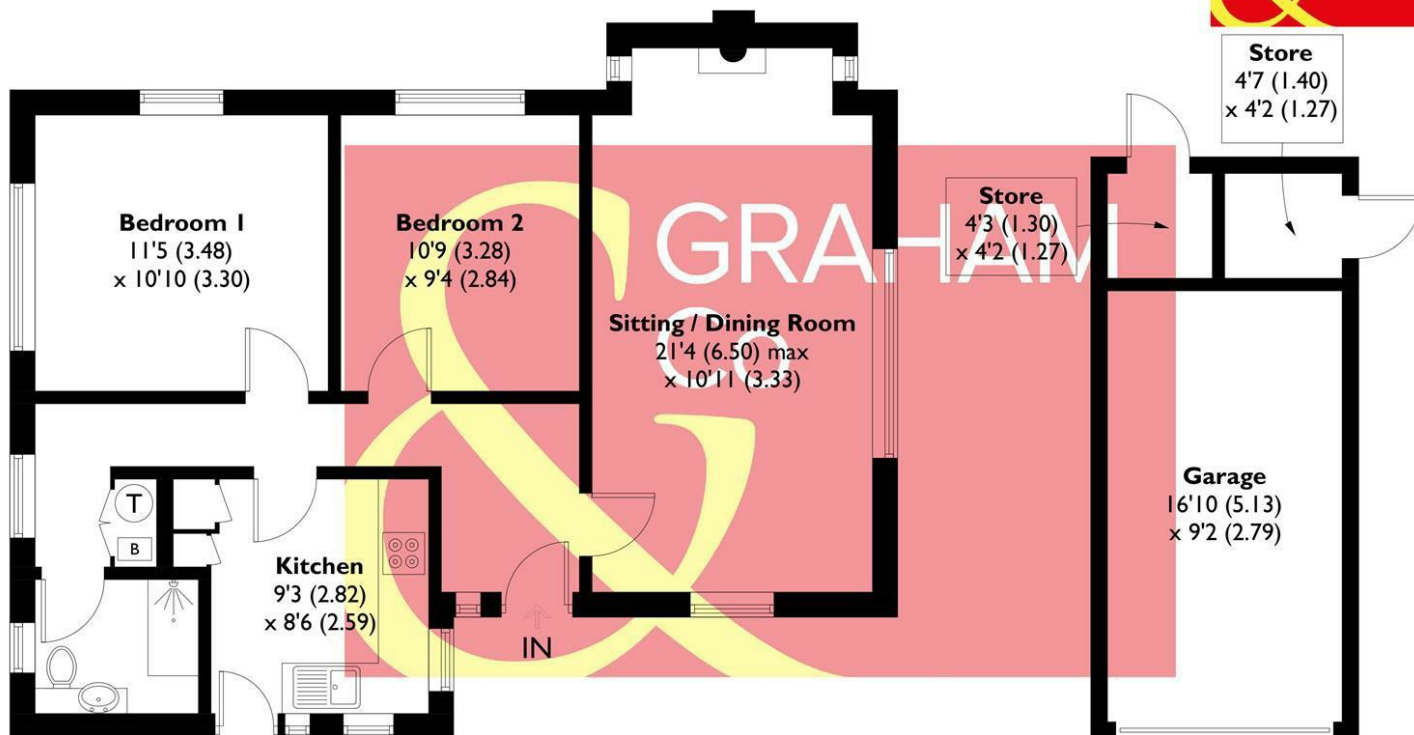
Andover Profile

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 = 710 SQ FT / 66.0 SQ M**  
**GARAGE / STORES = 190 SQ FT / 17.7 SQ M**  
**TOTAL = 900 SQ FT / 83.7 SQ M**



## GROUND FLOOR

(Not Shown In Actual Location / Orientation)

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 (ID1300214)

Produced for Graham & Co

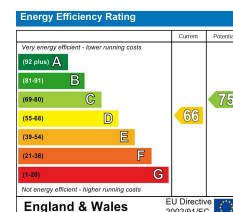
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

