



1 Churchill Cottages Fyfield Road, Weyhill, Andover, SP11 8DJ
Guide Price £315,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this spacious modern semi-detached cottage positioned in the sought after village of Weyhill having countryside surrounding and offered for sale with NO CHAIN. The property benefits from an entrance hall with cloakroom, fitted kitchen, open plan sitting room with dining area and conservatory. To the first floor there are two double bedrooms and shower room. Outside to the rear is an excellent sized rear garden having patio and lawn, flower and shrub beds, all enclosed, side area providing parking.



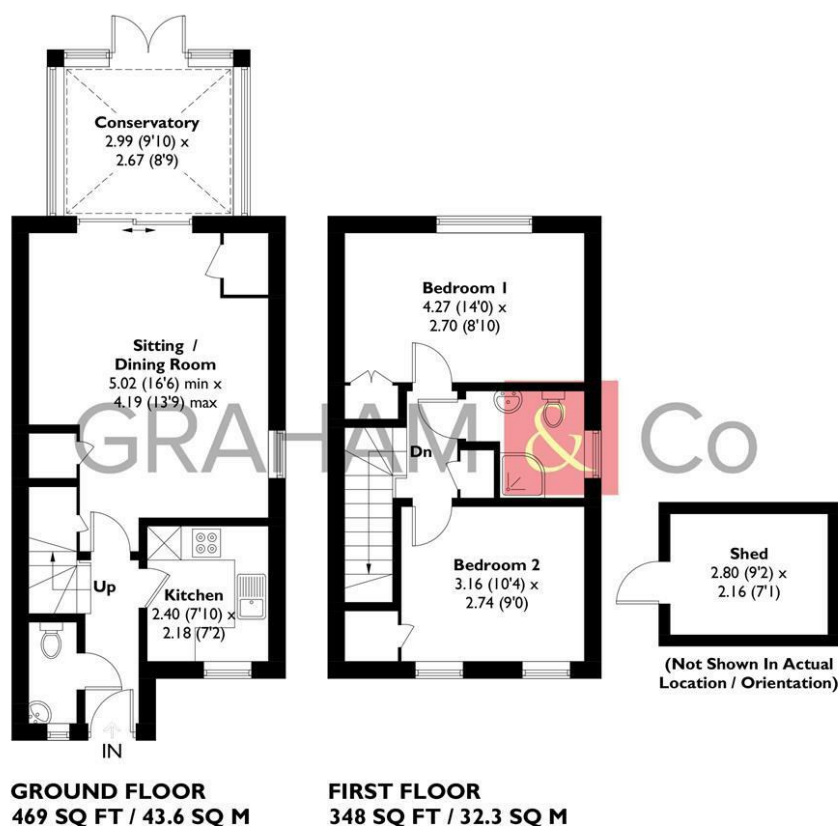


Weyhill is a village approximately 3 miles west of Andover. Within the village there is a church, Indian restaurant (The Pink Olive), a historic fairground which has a number of craft studios and a tea room, local petrol station with a convenience store as well as a well-regarded farm shop. There are excellent road links onto the A303 via both Andover and Thruxton giving access to London and The West Country.



APPROXIMATE GROSS INTERNAL AREA = 817 SQ FT / 75.9 SQ M
SHED = 64 SQ FT / 6.0 SQ M
TOTAL = 881 SQ FT / 81.9 SQ M

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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 (ID1328013)
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		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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