



5 Elm Bank Road, Andover, SP10 2BY
Asking price £475,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a quiet cul-de-sac within a short stroll of the town centre, Graham & Co are delighted to offer to the market this extended detached family home which has been sympathetically upgraded by the present owners. The property itself benefits from a spacious open plan living room with dining area having feature wood burner, double glazed conservatory, study and a fitted kitchen with separate utility. There are three double bedrooms, bathroom and separate shower room, gas central heating and double glazing, stairs give access to a spacious loft area. Outside a driveway to the front provides off road parking with the rear garden itself being a feature of the property comprising patio area with pergola over, lawn with an abundance of mature flower and shrub beds, pond and further patio area to the rear of the garden. There is the added advantage of a double garage with double opening doors with an external staircase leading to a good sized loft room.



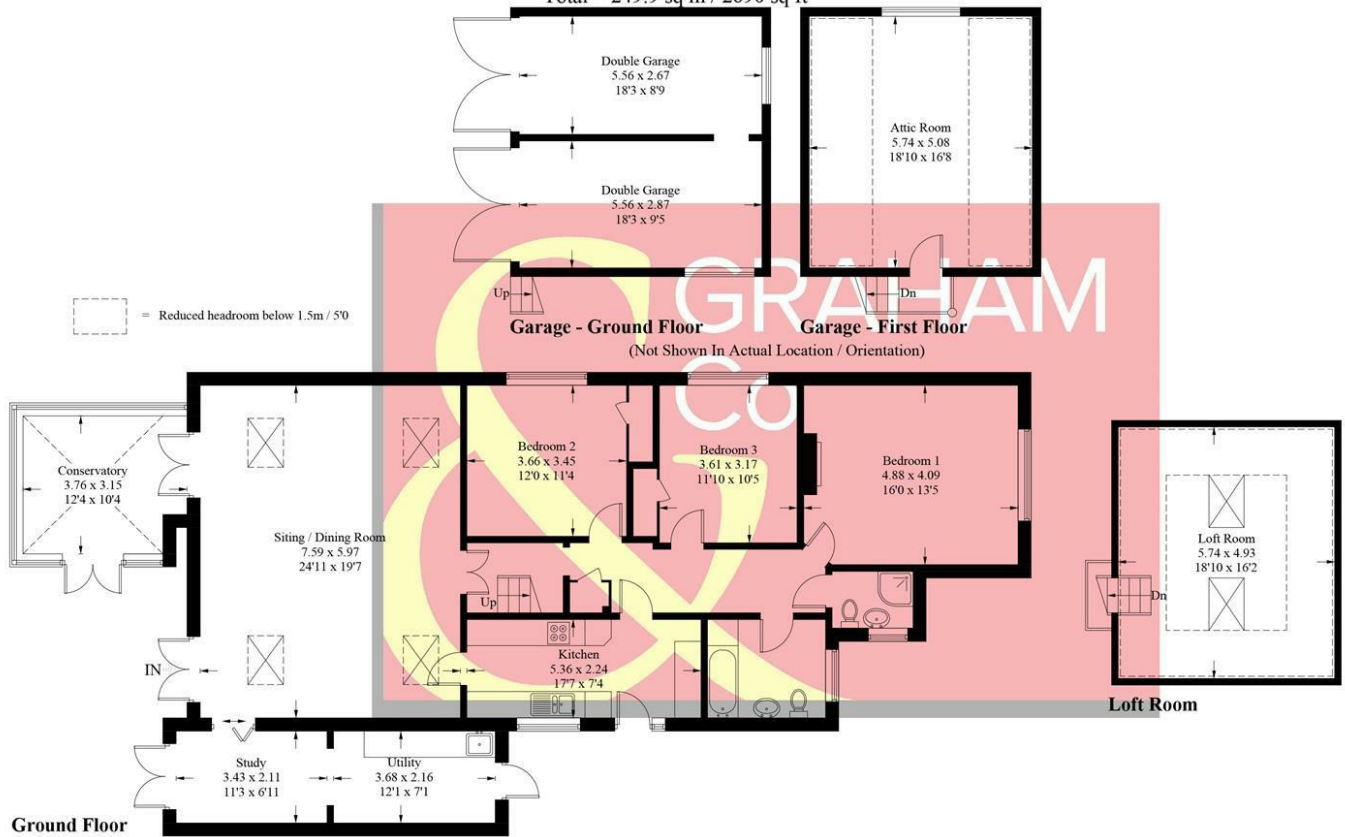


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast 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.



Elm Bank Road, SP10

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft
 Loft Room = 28.8 sq m / 310 sq ft
 Garage = 61.2 sq m / 659 sq ft
 Total = 249.9 sq m / 2690 sq ft

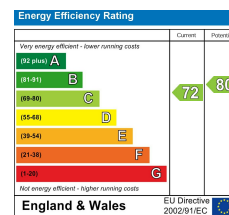


PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID701126)

DIRECTIONS

From our office in London Street proceed to the T-junction and turn right into South Street, follow along and Elm Bank Road will be found on your left hand side.



Tax Band: E



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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.