



39 Conholt Road, Andover, SP10 2HR
Guide Price £435,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

A unique opportunity to own a detached, double fronted, three bedroom bungalow, located in a sought after residential road in Andover. This attractive, well proportioned property is situated towards the end of a quiet cul de sac, within walking distance of Andover town centre and is in the catchment area for a number of well regarded, local schools.

The property boasts over 1100 sq ft of accommodation (excluding the garage) and offers ample opportunities to either extend or convert the loft to create even more space if required (subject to the relevant planning permissions). Well maintained throughout, the property is light, airy and spacious and offers flexible living accommodation.





- Detached double fronted bungalow
- Three double bedrooms with fitted wardrobes
 - Over 1100 sq ft excluding garage
 - Two reception rooms
 - Kitchen / breakfast room
- Conservatory
- Bathroom & separate shower room
 - Generous plot
- Detached garage driveway parking
 - New boiler fitted 2018

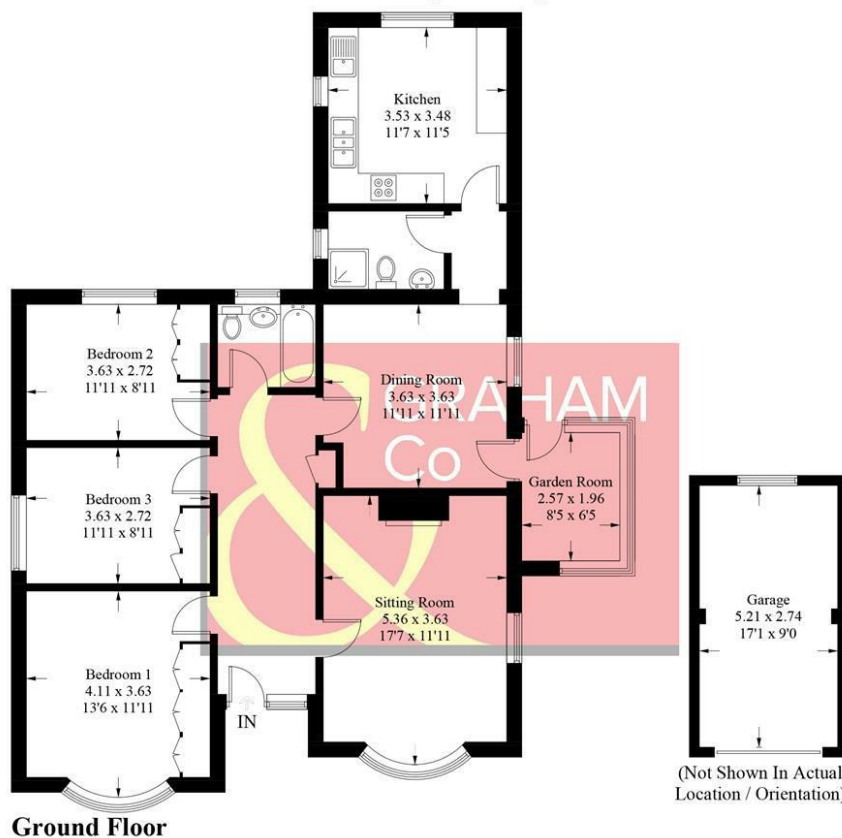
Andover Profile

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 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.



Conholt Road, SP10

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 124.5 sq m / 1340 sq ft

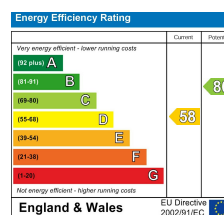


PRODUCED FOR GRAHAM AND CO

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 (ID711853)

DIRECTIONS

From our office in London Street proceed to the roundabout and carry on straight across in to Winchester road. Take the fourth turning on the right in to Wellesley Road and take the next turning left in to Conholt Road.



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.