



3 Bradman Square, Andover, SP10 5DA
Asking price £215,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market an excellent three bedroom mid terraced family home, offered to the market in immaculate condition having been modernized by its current vendors. The property comprises of entrance hall, cloakroom, dining area, kitchen, spacious lounge, three bedrooms, family bathroom and an enclosed rear garden. This property should be internally viewed to fully appreciate what it has to offer.





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.

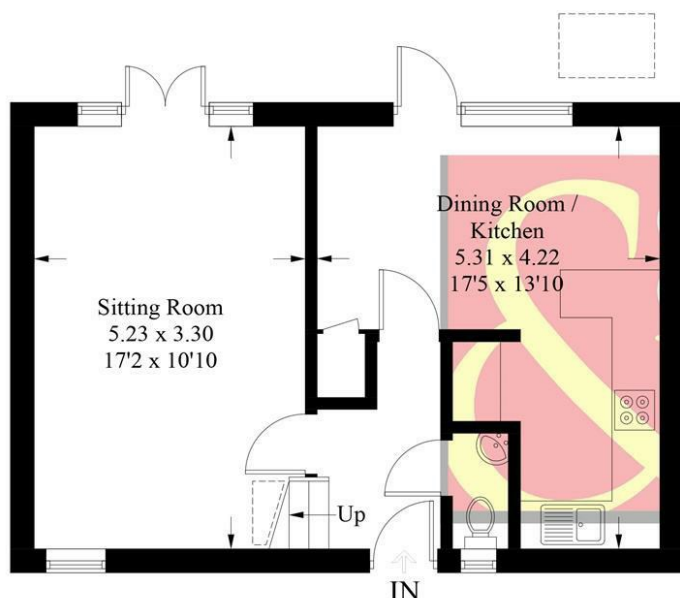


Bradman Square, SP10

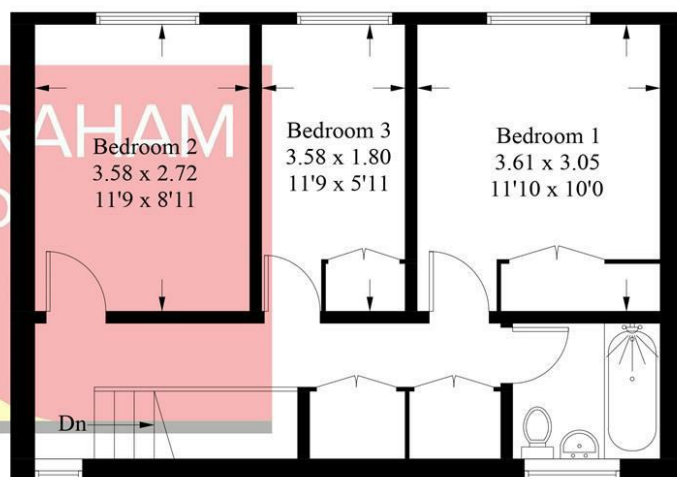
Approximate Gross Internal Area = 84.8 sq m / 913 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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 (ID722851)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Proceed straight across the next three roundabouts and under the railway bridge. At the following roundabout take the right hand turning into Smannell Road and take the first left where Bradman Square is the second Square on your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 kWh A		
81 kWh B		
69 kWh C		
55 kWh D		
39 kWh E		
21 kWh F		
12 kWh G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tax Band: C



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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.