



9 Sobers Square, Andover, SP10 5DN
Guide Price £209,950



9 Sobers Square, Andover, Guide Price £209,950

PROPERTY DESCRIPTION BY Miss Jay Cowan

We are pleased to present this three bedroom terraced house offered with no onward chain located in a popular residential estate. The property comprises from an entrance hall with a separate w/c leading into a spacious kitchen/diner, living room, and a conservatory. Upstairs there are three generously sized bedrooms and a wet room. Outside, the property benefits from a low maintenance garden. The property is approximately a one mile walk away from the town center and is only a short walk away to local supermarkets.



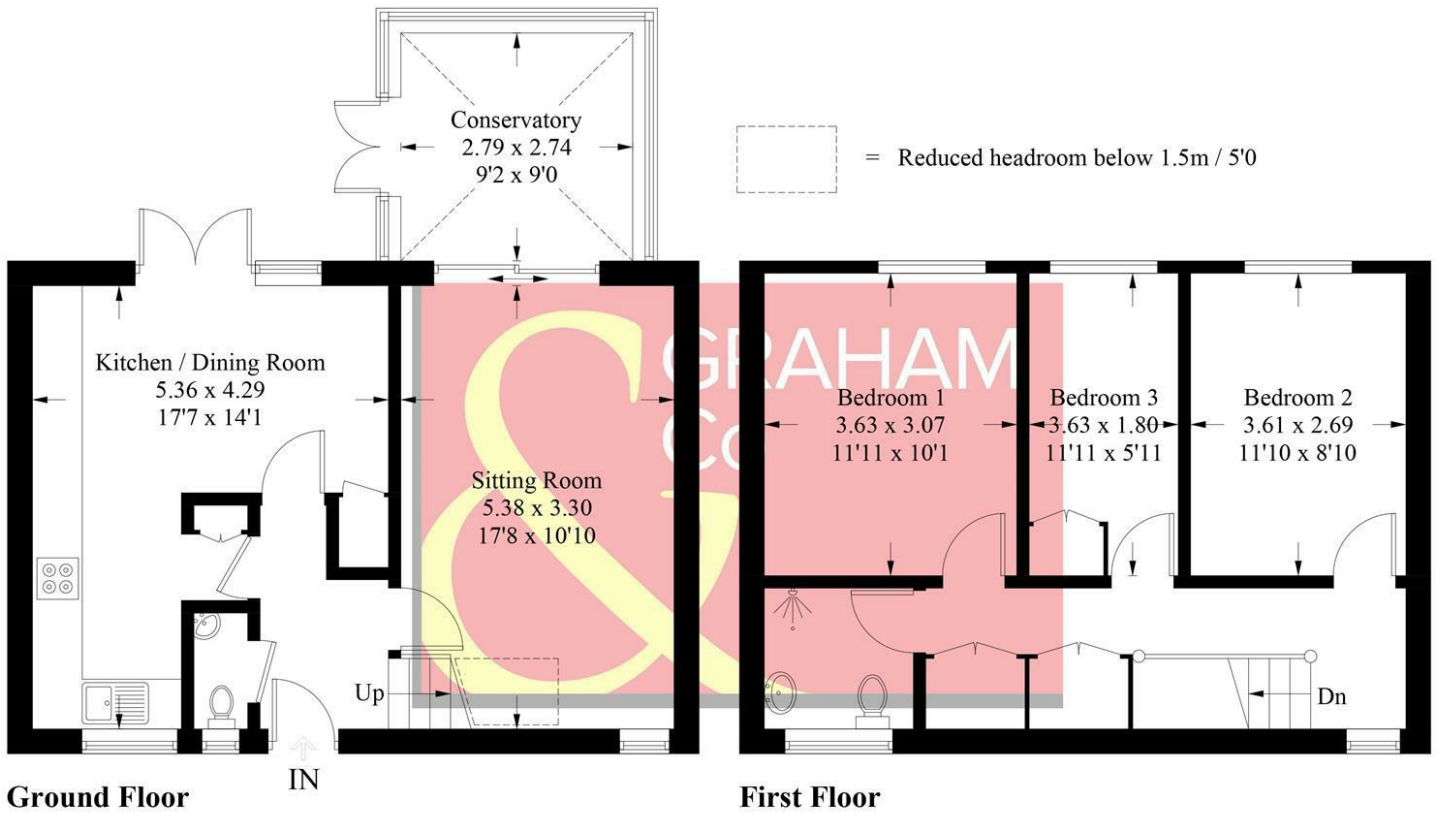


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Sobers Square, SP10

Approximate Gross Internal Area = 93.1 sq m / 1002 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 (ID725253)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit left. Proceed straight across the next three roundabouts into Newbury Road and take the next turning on the right hand side into Smannell Road. Take the second turning on the right into Cricketers Way, and then the second turning on the right signposted Sobers Square.

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| 100 (most efficient) - lower running costs | A | | |
| 69-84 | B | | 84 |
| 55-68 | C | 68 | |
| 39-54 | D | | |
| 29-38 | E | | |
| 13-28 | F | | |
| 1-12 (most inefficient) - higher running costs | G | | |

England & Wales EU Directive 2002/91/EC

Tax Band: C



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

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.