



135 Ryeland Way, Andover SP11 6RH
Hampshire, £280,000

Waymark

Ryeland Way, Andover SP11 6RH

Hampshire

Freehold

Well Presented Two Bedroom Property | Modern Kitchen With Pleasant Outlook & Spacious Living Room | Ground Floor Cloakroom | Two Generous Double Bedrooms | Enclosed Well-Tended Rear Garden | Two Allocated Parking Spaces | Pleasant Position Overlooking Greenery | Ideal First Time Buy or Investment Purchase | Viewing Highly Advised!

Description

Representing an ideal first time or investment purchase, is this well presented two bedroom property, situated off the road in a pleasant position overlooking greenery. Offering spacious accommodation and just a short walk to local amenities, this lovely property should be viewed internally to fully appreciate.

The light and airy accommodation briefly comprises on the ground floor of; spacious entrance hall with useful under stairs storage cupboard, cloakroom, modern kitchen boasting a pleasant outlook and a good size living/dining room with access to the garden. The first floor consists of a landing, two good size double bedrooms and a modern family bathroom.

Externally the well-tended enclosed rear garden includes a patio area with remainder laid to lawn and a hard standing complete with shed. Steps lead to the rear pedestrian access which take you to the two allocated tandem parking spaces to the side of the property.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

Location

The Augusta Park development enjoys a wide range of local amenities suitable for every day needs including a Co Op, Finkley East Anton Nursery and Pre-School, parks and open fields great for families and dog walks along with East Anton sports ground with Harmony Woods Nature Reserve just beyond. Furthermore, Andover offers an array of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

Viewing Information

By appointment only please.

Local Authority

Test Valley Borough Council

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



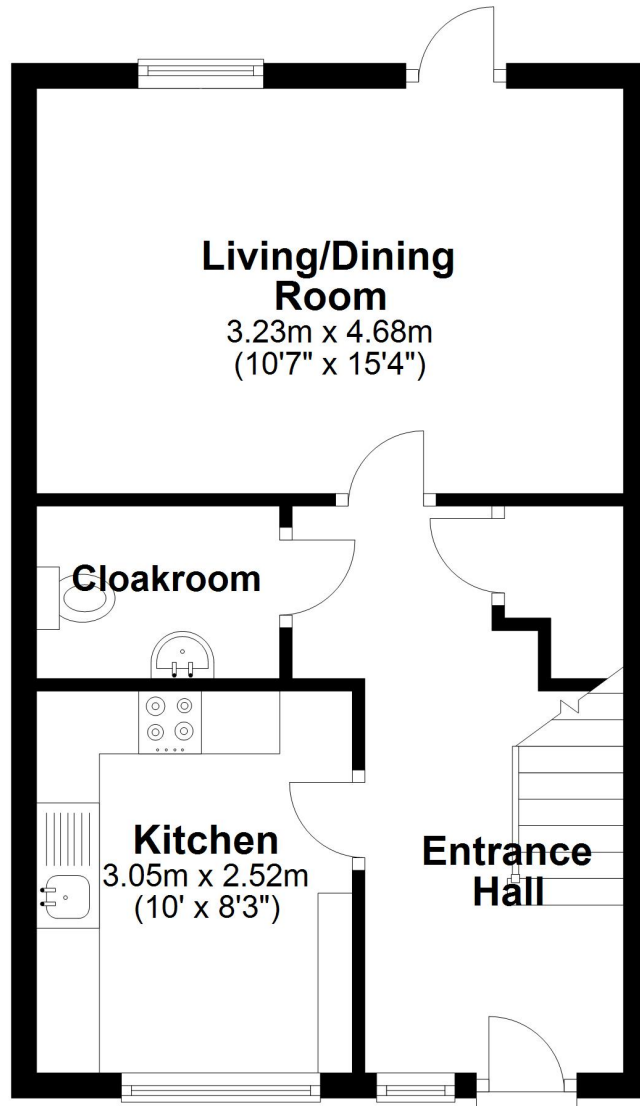
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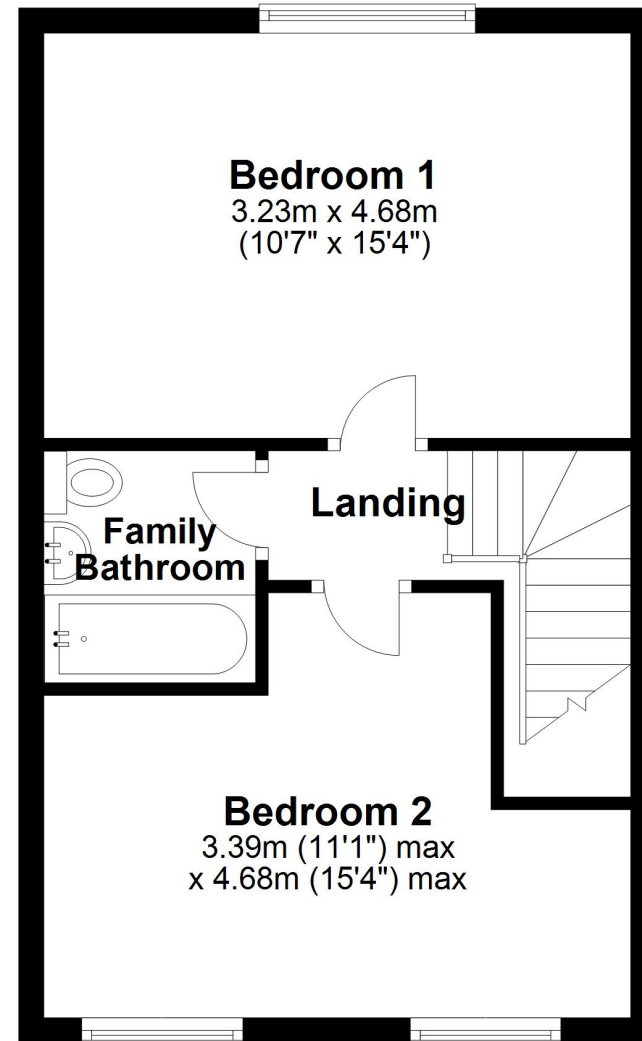
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

