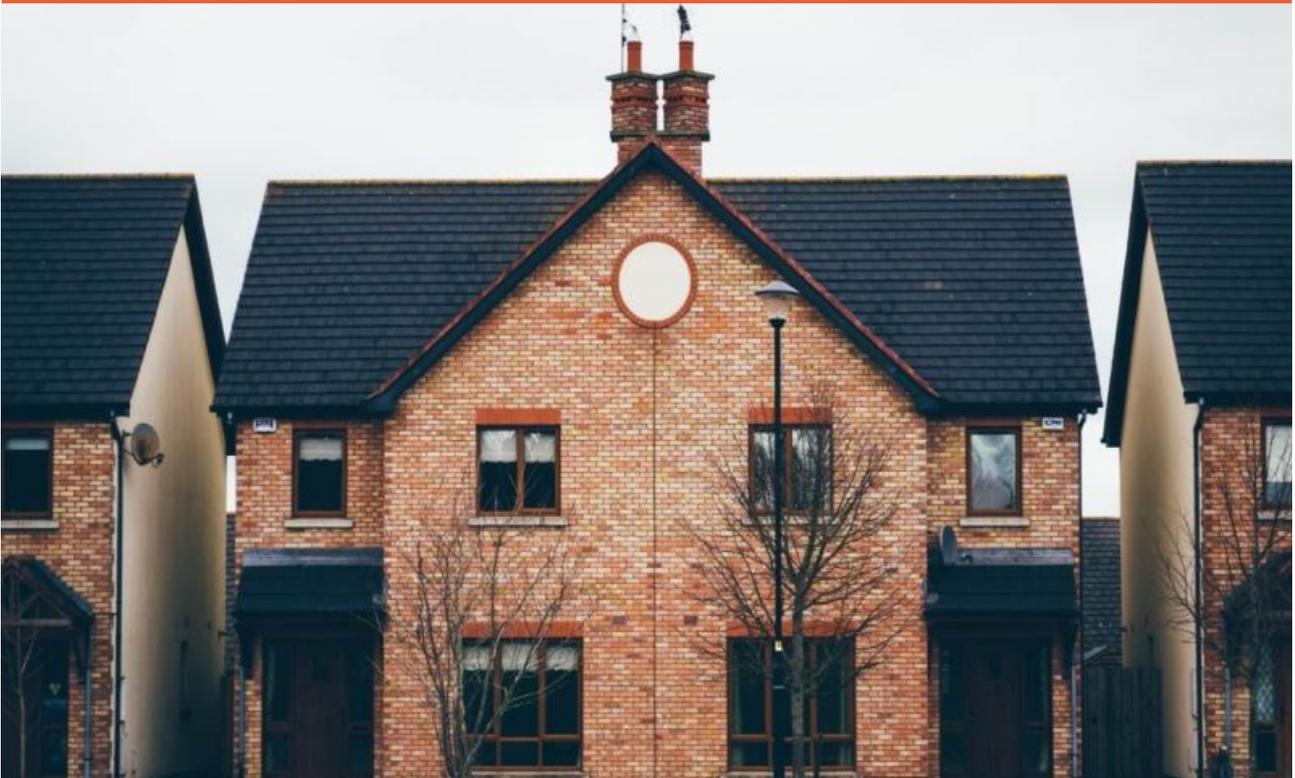


# agentos

13 Advertised Street1, AD14

**OFFERS OVER £250,000**

**FOR SALE | AR WERTH**



## Property Features:

- Barn
- Basement
- Planning Permission
- Planning Permission
- Sea Views
- Central Heating
- Loft Conversion
- Balcony

## Summary

The village is situated just to the west of a church, garage with shop, public house and restaurant. Andover offers a range of shopping, educational and recreational facilities including a college of further education, 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. The village is situated just to the west of a church, garage with shop, public house and restaurant. Andover offers a range of shopping, educational and recreational facilities including a college of further education, cinema, theatre and leisure centre. The mainline railway situated near by will take you to the town centre and down to the docks

## Description

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## Room Dimensions

- Kitchen: 3.00m ( 9'11" ) x 3.00m ( 9'11" )
- Living Room: 6.00m ( 19'9" ) x 3.00m ( 9'11" )
- Dining Room: 3.00m ( 9'11" ) x 4.00m ( 13'2" )
- Downstairs WC: 2.00m ( 6'7" ) x 2.00m ( 6'7" )
- Bedroom 1: 4.00m ( 13'2" ) x 2.00m ( 6'7" )
- Bedroom 2: 4.00m ( 13'2" ) x 2.00m ( 6'7" )
- Bedroom 3: 4.00m ( 13'2" ) x 3.00m ( 9'11" )
- En Suite: 2.00m ( 6'7" ) x 4.00m ( 13'2" )
- Master Bathroom: 3.00m ( 9'11" ) x 4.00m ( 13'2" )
- Private Garden:
- Conservatory: 101.00m ( 331'5" ) x 101.00m ( 331'5" ) (Height: 101.00m ( 331'5" ))
- First Floor Landing: 101.00m ( 331'5" ) x 101.00m ( 331'5" ) (Height: 101.00m ( 331'5" ))

## Floor Plan



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	