



96 High Street, Andover

Myddelton & Major



96 High Street, Andover, Hampshire, SP10 1NE

- Grade II Listed terraced house
- 2 Bedrooms
- Cellar
- Not suitable for young children
- Town centre
- 1 Reception room
- Modern kitchen and bathroom

The Property

96 High Street is a charming and well-presented Grade II Listed terraced house with two bedrooms and a courtyard garden.

The front door opens into hallway with attractive parquet effect flooring which continues into the kitchen. The living room is situated to the front of the property and overlooks the High Street. The kitchen has been fitted with a modern mix of floor and wall units in a shaker style with oven, hob and extractor. There is space and plumbing for a washing machine and dishwasher. Sash window overlook the rear courtyard from the kitchen and this can be accessed from a rear hallway, with a rear door back onto the High Street, and a door to the bathroom. The bathroom has a modern white bathroom suite, metro tiles and black and white vinyl flooring. Accessed from the kitchen is a cellar with light, power and carpeted flooring. The first floor has a large double bedroom to the front and a large single bedroom to the rear with attractive views over the church yard.

Outside is a small courtyard overlooked by the kitchen and with brick wall surround. The back door from the rear hall opens into a narrow passage leading to the High Street.

An end of terrace Grade II Listed, two bedroom property close to the centre of Andover.

Size: 853.8 sq ft

Council Tax: Test Valley £1,620.79 (2024/25), Band B



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water, drainage and telephone. Electric heating and hot water.

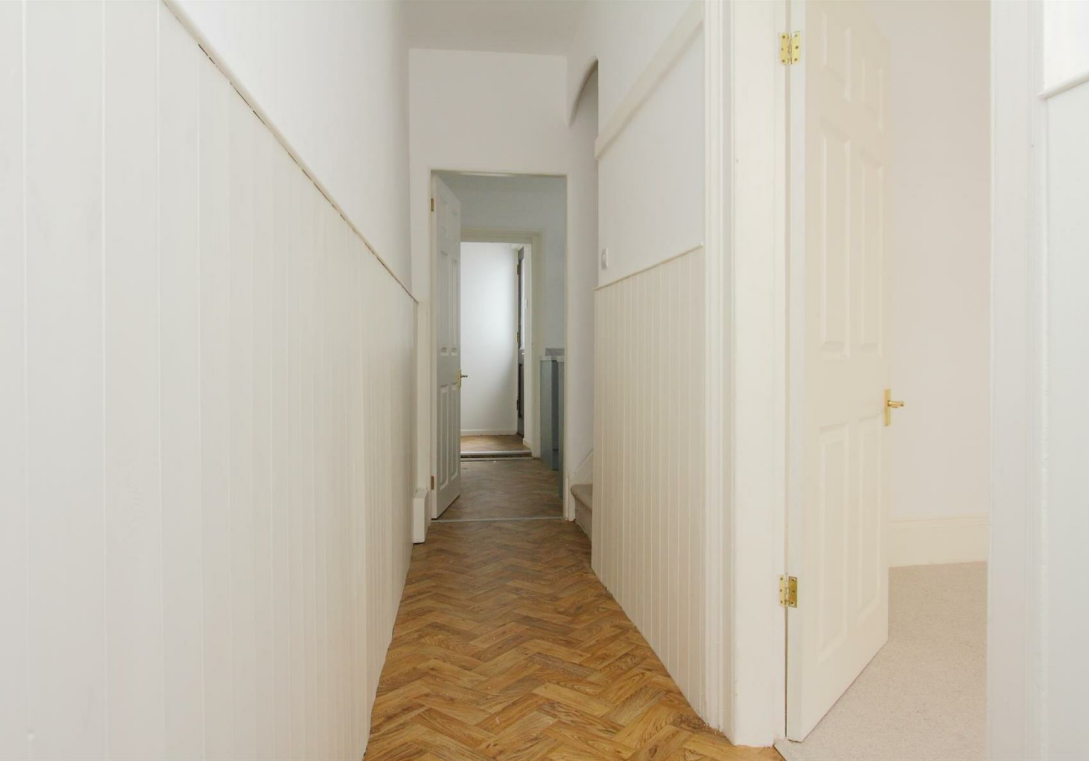
Other Fees: See Website.

Location

The property is situated at the top end of the High Street in Andover town centre and is a short distance from the main shopping centre which includes a Waitrose. Andover is an important commercial centre of north Hampshire, situated close to the A303. There is also a main line railway connection to London Waterloo (approx. 70 minutes).

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(102 plus) A	80
(81-101) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
England & Wales	EU Directive 2002/91/EC



Total area: approx. 79.3 sq. metres (853.8 sq. feet)

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 Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions
 reliant upon them. Measured and drawn to RICS guidelines
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49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

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