



42 Barnfield Rise

Andover, SP10 2UQ

Asking Price £275,000



Ashwells are pleased to bring to the market this immaculate two double bedroom terraced home in the highly desirable 'Anna Fields' development.

Tucked away in a Cul-de-sac location, Ashwells are delighted to offer for sale this two bedroom terraced home. The property itself benefits from an entrance hall with cloakroom, kitchen to the front and a living/dining room leading via patio doors to the enclosed rear garden. To the first floor there are two double bedrooms and a bathroom, gas central heating and double glazing. Outside to the front there are two parking spaces and an enclosed garden to the rear with gated side access.



Front Approach

Cul-de-sac location mid terraced house with two allocated parking spaces to the front.

Hallway

Enter into hallway via the double glazed front door, wooden flooring, stairs to first floor landing. Doors to:

Kitchen

Double glazed window to front aspect, a range of eye and base level units with worktop over, space and plumbing for washing machine, built in electric oven, gas hob with extractor fan over. One and a half bowl ceramic sink and drainer and space for a larder style fridge, Gas Boiler. Tiled flooring.

Downstairs Cloak Room

Double glazed window to front aspect, half tiled walls. Wash basin and low level WC. Radiator.

Living Room

A light room due to the patio doors overlooking the rear garden which allow sunlight into the room, storage cupboard, tv and phone points. Radiator.

First Floor

Storage cupboard, loft access and doors to:

Bedroom One

Double glazed windows to rear aspect, radiator and a range of built in wardrobes.

Bedroom Two

Double glazed window to front aspect, storage cupboard and radiator.

Family Bathroom

A panelled bath with shower over and tiled surround, low level w.c. and hand wash basin.

Rear Garden

The property benefits for a secluded low maintenance garden. The rear garden is enclosed by fencing and has a rear side gate for access.

Services

The property is connected to all mains services, telephone and broadband subject to connection.

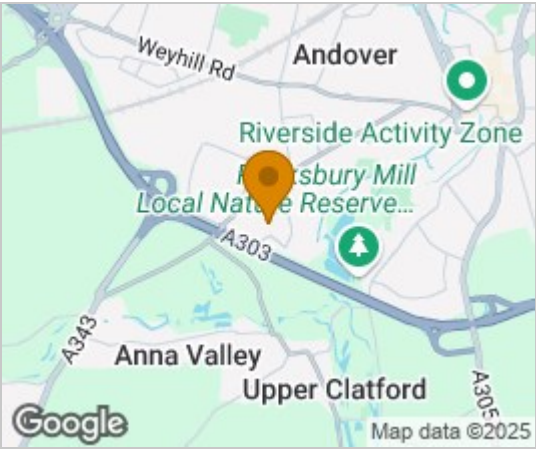
Local Area

Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.

Andover town centre offers residents easy access to a range of amenities and facilities these include a train station, residents have access to a variety of shops, boutiques, restaurants, cafes, and other services. It provides a bustling and vibrant atmosphere, making it convenient for day-to-day needs and leisure activities. Andover Leisure Centre offers a wealth of recreational opportunities. It provides facilities such as a gym, swimming pool, sports courts, fitness classes, and more. There are a number of large supermarkets in the area. The Lights Theatre which is an excellent cultural and entertainment amenity where residents can enjoy a variety of performances, including live theatre, music concerts, comedy shows, and other events, providing a diverse range of entertainment options.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

