



100 Vespasian Road Andover, SP10 1PB

Nestled in the sought-after Roman Way area of Andover, this charming three-bedroom family home offers a delightful blend of comfort and convenience. Built in 1975, the property spans an impressive 861 square feet, providing ample space for family living.

Upon entering, you are welcomed into a spacious lounge that features doors leading directly to the garden, creating a seamless connection between indoor and outdoor spaces. This inviting area is perfect for relaxation and entertaining guests. The well-appointed kitchen/diner is ideal for family meals and gatherings, offering a warm and inviting atmosphere.

The property boasts three generously sized bedrooms, providing plenty of room for family members or guests. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

The garden, accessible from the lounge, presents a wonderful outdoor space for children to play or for hosting summer barbecues. The location on Vespasian Road places you within easy reach of local amenities,

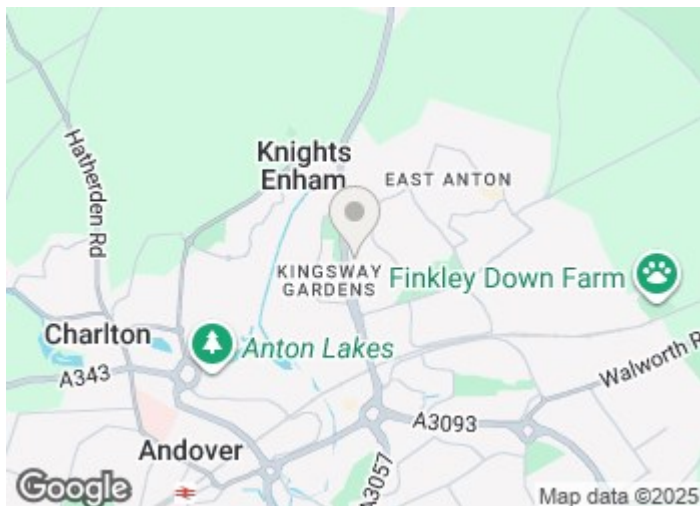
Asking Price £250,000

100 Vespasian Road

, Andover, SP10 5JP



- Three spacious bedrooms
- Located in Roman Way area
- 861 sq ft of space
- Viewing recommended
- Modern kitchen/diner
- Close to schools and parks
- Family-friendly neighbourhood
- Lounge opens to garden
- Built in 1975
- Easy access to transport



Directions

Head away from town on the A343 toward Newbury and turn right at the roundabout onto Viking Way, turn right onto Roman Road and then right again into Vespasian Road where the property will be found on the right hand side.

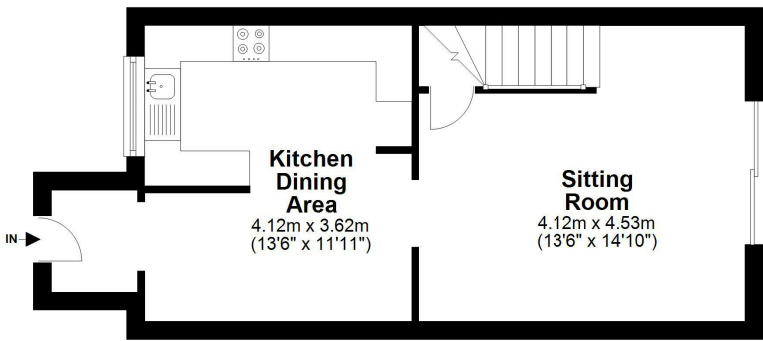




Floor Plan

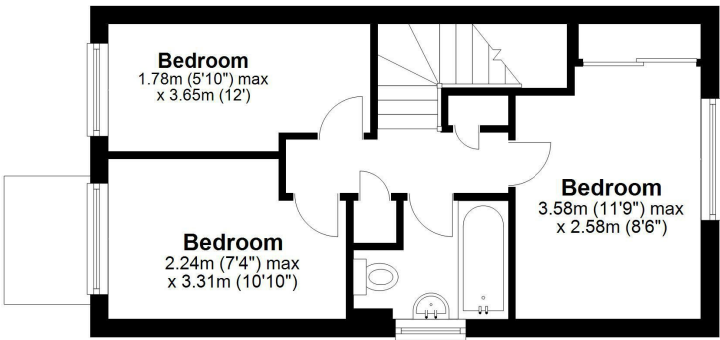
Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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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Suite 520, Andover House George Yard, Andover, Hampshire, SP10 1PB
Tel: 01264 710776 Email: info@ashwellsestateagents.co.uk www.ashwellsestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC