







### Property Description

We are delighted to bring to market this perfect first family home. A THREE BEDROOM mid-terraced with multiple living areas, modern kitchen, large bedrooms with ENSUITE TO PRINCIPAL and family bathroom. The property is located on the sought after Augusta Park development, the property flows from the front door past the modern kitchen into the open plan living/dining area with double doors leading into a glass roofed conservatory filling the whole area with a bright and airing feeling and downstairs cloakroom. The conservatory opens onto the landscaped rear garden allowing you to easily increase your living space to encapsulate the entire garden. Externally the property comes with a GARAGE with power, lighting and parking.

Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A 303 gives access to London via the M3 and the West Country.



## Accommodation

### Cloakroom

Two-piece ground floor toilet with radiator and fan.

### Lounge

15' 6" x 12' 2" (4.72m x 3.71m)

Double doors to conservatory, media wall and radiator.

### Kitchen

10' 2" x 11' 4" (3.10m x 3.45m)

Units top and bottom, gas hob, steel sink, extractor fan, radiator and front aspect window.

### Conservatory

Double glazed with French doors leading onto the rear garden.

### Bedroom One

9' 9" x 11' 4" (2.97m x 3.45m)

Built in wardrobe, window front aspect and radiator.

### Ensuite

Three-piece shower ensuite, heated towel rail, fan and front aspect window.

### Bedroom 2

8' 9" x 10' 10" (2.67m x 3.30m)

Radiator and rear aspect window.

### Bedroom 3

12' 2" x 6' 7" (3.71m x 2.01m)

Radiator and rear aspect window.

### Bathroom

First floor family bathroom, radiator and fan.

### Garage

20' x 9' 11" (6.10m x 3.02m)

Up and over door, power and lighting.



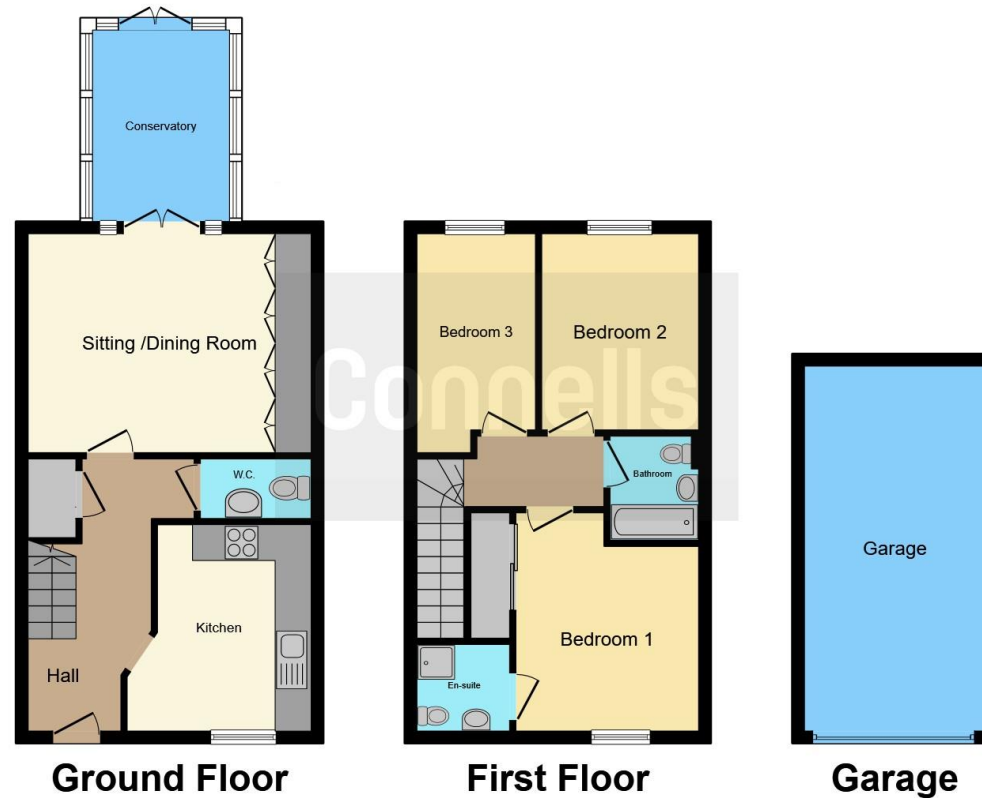












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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23-25 Winchester House, Winchester Street  
 ANDOVER SP10 2EA

EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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