



1 Balmoral Road, Andover SP10 3HY

welcome to

Balmoral Road, Andover

Welcome to Balmoral Road, a beautifully presented double-fronted Victorian home, built in 1894. It is renovated to a high standard whilst retaining many of the original characteristics from a house of this era. Under floor heating to the ground floor and utility room.



10' 2" x 9' 8" (3.10m x 2.95m)

Carpeted flooring. Double glazed window to the rear aspect. Built-in wardrobes. Radiator.

Bedroom Four/ Dressing Area

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to the rear aspect. Carpeted flooring. Built-in- wardrobes.

Family Bathroom

Double glazed window to the rear aspect. Tiled flooring. Down lighting. Heated towel radiator. Free-standing roll top bath and a large vanity unit for storage, wc.

Outside

The front garden is tiled and has outside power points. The rear garden is landscaped and also has outside power points. To the rear of the property is the garage and parking.

Entrance Hall

Oak wood flooring, large fitted cupboard and shoe cupboard. Doors to the two front reception rooms, home office, downstairs cloakroom and open plan kitchen, dining room and snug.

Dining Room

11' 1" max x 9' 7" max (3.38m max x 2.92m max)

Double glazed bay window to the front aspect with plantation shutters. Wood flooring. under floor heating, ornate coving and ceiling rose

Lounge Room

13' 1" in to bay x 12' (3.99m in to bay x 3.66m)

Double glazed bay window to the front aspect with plantation shutters. wood flooring, under floor heating. feature fireplace, ornate coving and ceiling rose

Home Office/Study

16' 4" max x 9' 5" max (4.98m max x 2.87m max)

Two double glazed windows to the side aspect. Wood flooring. Under floor heating. Built-in units and two work stations.

Downstairs Cloakroom

Double glazed window to the side aspect. Wood flooring. Under floor heating. Vanity unit, wash hand basin and wc.

Kitchen / Dining Room / Snug

22' 6" max x 16' 6" max (6.86m max x 5.03m max)

Two x double glazed French doors to the rear aspect. Tiled flooring. Under floor heating. Six burner gas stove. Extractor fan. Double oven. Built-in dishwasher. Kitchen island with storage and fridge. Open plan to the dining area and snug. Door to the utility room.

Utility Room

10' x 5' 3" (3.05m x 1.60m)

Tiled flooring. Boiler. Door to the side aspect.

First Floor Landing

Carpeted flooring. Radiator. Airing cupboard. Doors to all bedrooms and family bathroom. Loft hatch.

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)

Carpeted flooring, Double glazed window to the front aspect. Fitted wardrobes. Radiator. Plantation shutters. Door to the en-suite.



Ground Floor



First Floor

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



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Balmoral Road, Andover

- Four Bedroom Detached Home
- Three Reception Rooms
- Home Office / Study
- Two En-suite Shower Rooms plus Family Bathroom
- Parking & Garage

Tenure: Freehold EPC Rating: C

offers over

£680,000



Please note the marker reflects the postcode not the actual property

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AME105281 - 0010

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