



## 92 Harebell Road

Andover SP11 6ZA

Asking Price £175,000



Ashwells Estate Agents are excited to bring to the market a ground floor flat located within the new Chariots development in Andover. The flat has been tastefully decorated and is presented to a high standard throughout. The property's layout includes a modern fitted kitchen, with built in appliances, an open plan kitchen/living/dining room, storage cupboards, two double bedrooms. Carport with two allocated parking spaces. \*\*Please note this property is offered on the discount market unit scheme, the criteria for this is as follows: First time buyer, Household income of no more than £80,000, Local connection to Test Valley, Property to be used as main or principal home. For more details and how to apply please contact the office.\*\*



### Front Approach

A well maintained three storey building. With visitors parking spaces.

### Communal Entrance Hall

Secure door entry into the communal area with intercom system linked to each flat.

### Hallway

Wooden front door in to hallway, doors to all rooms. Security entrance phone, two generous storage cupboards. Amtico flooring.

### Open plan kitchen/dining/living area

Modern fitted kitchen with a range of eye and base level units housing a single oven, gas hob with extractor hood over and one a half bowl ceramic composite sink and drainer, Built in Fridge freezer, washing machine and dishwasher. Amtico flooring. Dual aspect room with window to front and rear elevation. Door to entrance hall. Versatile space for living and dinning. Storage cupboard housing gas boiler.

### Bedroom One

Double bedroom with window to front elevation. Door to hallway.

### Bedroom Two

Double bedroom with window to front elevation. Door to hallway.

### Bathroom

White bathroom suite comprising of bath with mixer shower with rain head, pedestal hand wash basin and close coupled WC. Towel radiator and extractor fan.

### Carport & parking

Right hand side of carport houses two tandem allocated parking space.

### Local Area

Andover offers a range of leisure facilities, including the Andover Leisure Centre, which offers a gym, fitness classes, swimming pools, and a sports hall. The town also has a cinema, The Lights Theatre, a bowling alley, and various pubs and restaurants.

Andover is well-connected in terms of transportation. The A303 is nearby, providing access to London and the West Country. For those preferring public transportation, there is a train station in Andover with links to London. Bus services operate regularly throughout the town, providing easy access to neighbouring towns and villages.

### Services

Mains water, drainage, gas and electric are all connected.

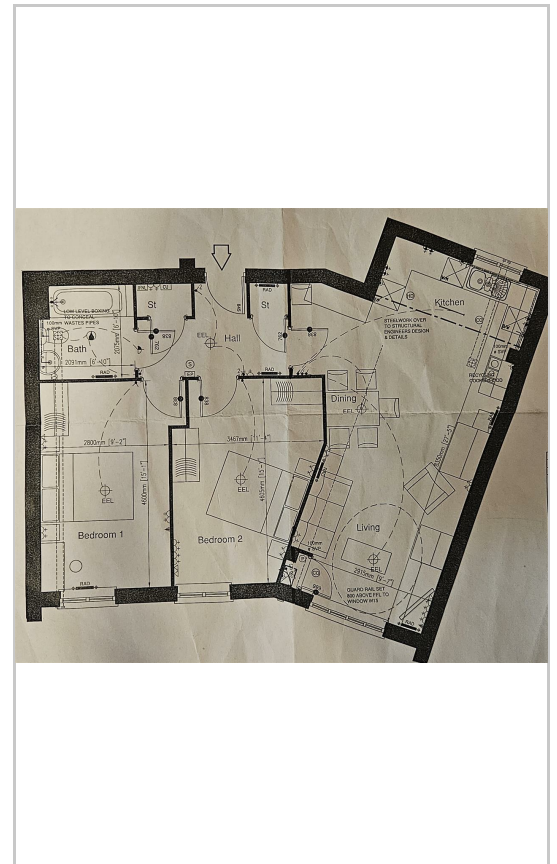
### Discount Unit Scheme

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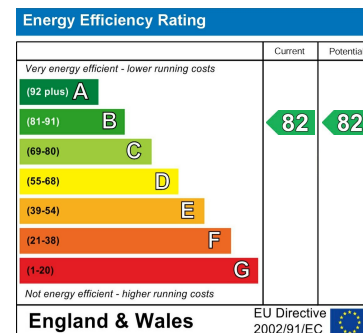
### Area Map



### Floor Plans



### Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.