



29 Barley Road, Andover, SP11 6GB
Guide Price £365,000



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PROPERTY DESCRIPTION BY Miss Jay Cowan

Welcome to this spacious four-bedroom townhouse that's all about comfort and convenience. As you enter, you'll find a practical layout on the first floor with an entrance hall, a handy downstairs cloakroom, a functional kitchen, and a cosy lounge. The lounge opens up to a garden through French doors, creating a nice flow between indoor and outdoor spaces.

Heading upstairs, the first floor hosts two bedrooms and a family bathroom, providing ample space for the family. On the second floor, two more bedrooms await, including a master bedroom with its own en suite for added privacy. Outside, enjoy the garden that catches the evening sun – a perfect spot for a barbecue or just relaxing. The car port and an extra parking space make parking a breeze. This townhouse is designed for practical living, making it a comfortable and welcoming home for families of all sizes.



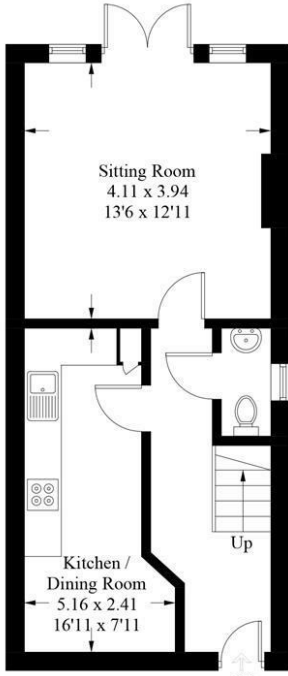


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

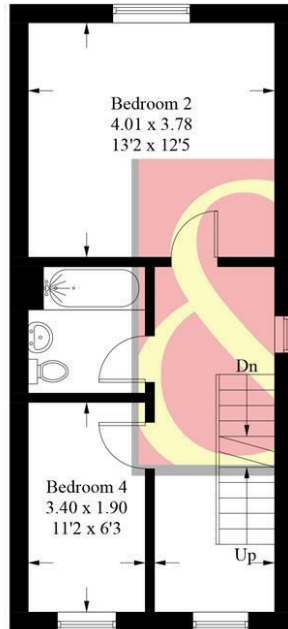


Barley Road, SP11

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft
 Summer House = 4.0 sq m / 43.0 sq ft
 Total = 118.9 sq m / 1279 sq ft
 (Excluding Car Port And Parking Space)



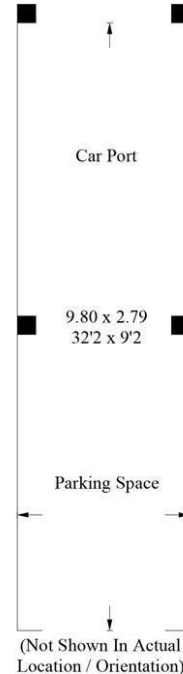
Ground Floor



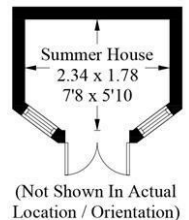
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1051467)

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95-100) A | | | 86 |
| (81-94) B | | 74 | |
| (69-80) C | | | |
| (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 | |

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

