



12 Plantation Road, Andover, SP10 3AT
Asking Price £495,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this charming four-bedroom detached family home, nestled within a sought-after residential road adorned with quintessential 1930s houses. Built in 2007, this property beautifully blends modern comforts within a classical road. Situated conveniently close to both Andover town centre and the Main Line train station, as well as benefiting from excellent road links via the A303, this home offers unparalleled convenience for commuters and families alike. Spanning just over 1700 square feet, the accommodation is thoughtfully laid out to cater to the needs of a modern family. Upon entering, you are greeted by a kitchen to the front of the house, leading seamlessly through double doors into the open plan living and dining area. The addition of a conservatory at the rear floods the space with natural light and provides a tranquil spot to overlook the low-maintenance rear garden. Ascending to the first floor, you will discover four generously sized double bedrooms, each boasting fitted wardrobes for ample storage. Bedroom one further benefits from an en-suite shower room, adding a touch of exclusivity. A well-appointed family bathroom completes this level, offering convenience and comfort for the whole family. Additional features include an integral garage, complete with utility plumbing and storage space to the rear, accessed via a convenient roller door at the front and internal door to the entrance hall. The paved frontage provides off-road parking, ensuring ease of access for multiple vehicles. Offered to the market with no onward chain and vacant possession, this property presents an unmissable opportunity to secure a comfortable family home in a highly desirable location. Don't miss your chance to make this house your home!



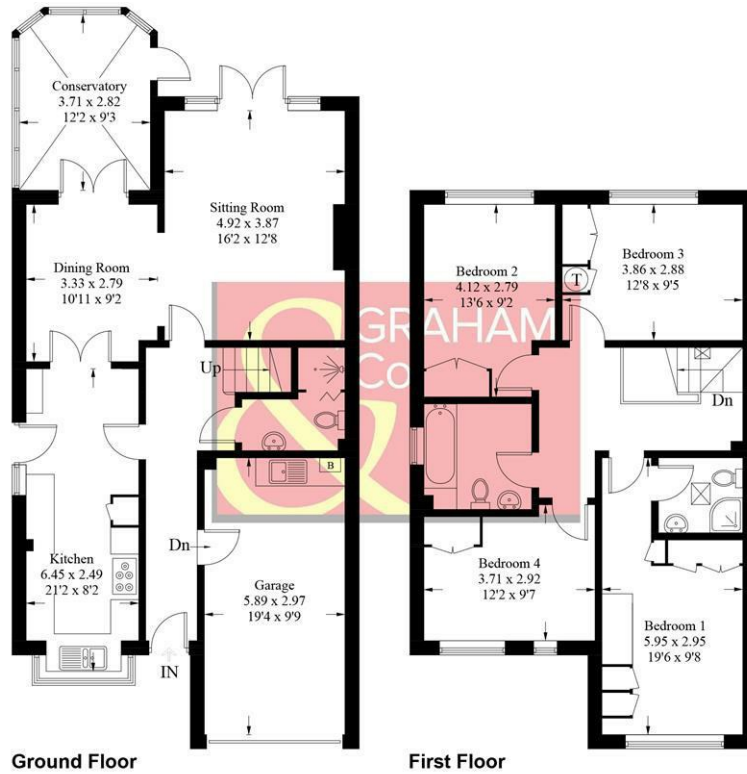


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 A303 gives access to London via the M3 and the West Country.



Plantation Road, SP10

Approximate Gross Internal Area = 159.4 sq m / 1716 sq ft



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 (ID1060379)

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Very energy efficient - lower running costs			
(95-100)	A		83
(81-94)	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	

Tax Band: C



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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.

