



37 Fairways, Weyhill, Andover, SP11 8DW
Guide Price £200,000



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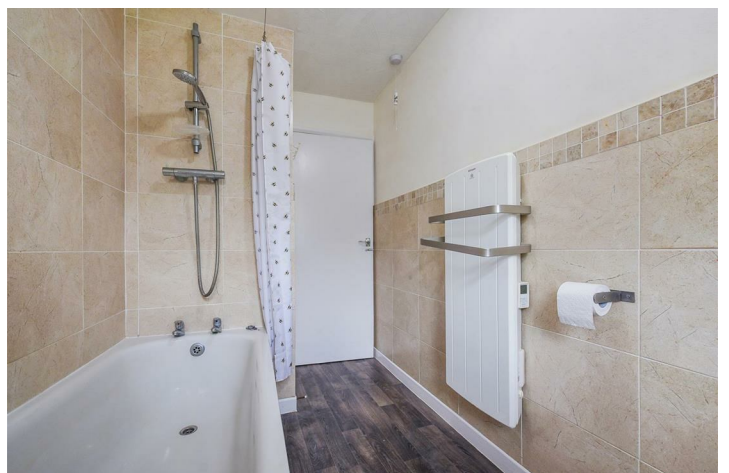
PROPERTY DESCRIPTION BY Miss Jay Cowan

Welcome to this ground floor two-bedroom maisonette. As you step inside, you'll be greeted by a welcoming entrance hall that sets the tone for the rest of the home. The spacious lounge/diner offers a versatile space for both relaxation and entertaining, filled with natural light.

The property boasts two generously sized double bedrooms. The master bedroom is complete with built-in storage, providing ample space to keep your belongings organized and out of sight. The second bedroom is equally spacious and versatile, suitable for guests, family, or a home office.

The bathroom is well-appointed, designed for convenience and comfort. The kitchen has been thoughtfully updated, featuring modern fixtures and fittings, and new flooring that adds a fresh, contemporary feel. The entrance hall also benefits from new flooring.

Outside, you'll find both a private rear garden and a well-maintained front garden, offering plenty of outdoor space for relaxation and leisure. The rear garden is a peaceful retreat, perfect for gardening, outdoor dining, or simply unwinding after a long day. Additionally, a solid shed provides extra storage space for your tools and outdoor equipment.



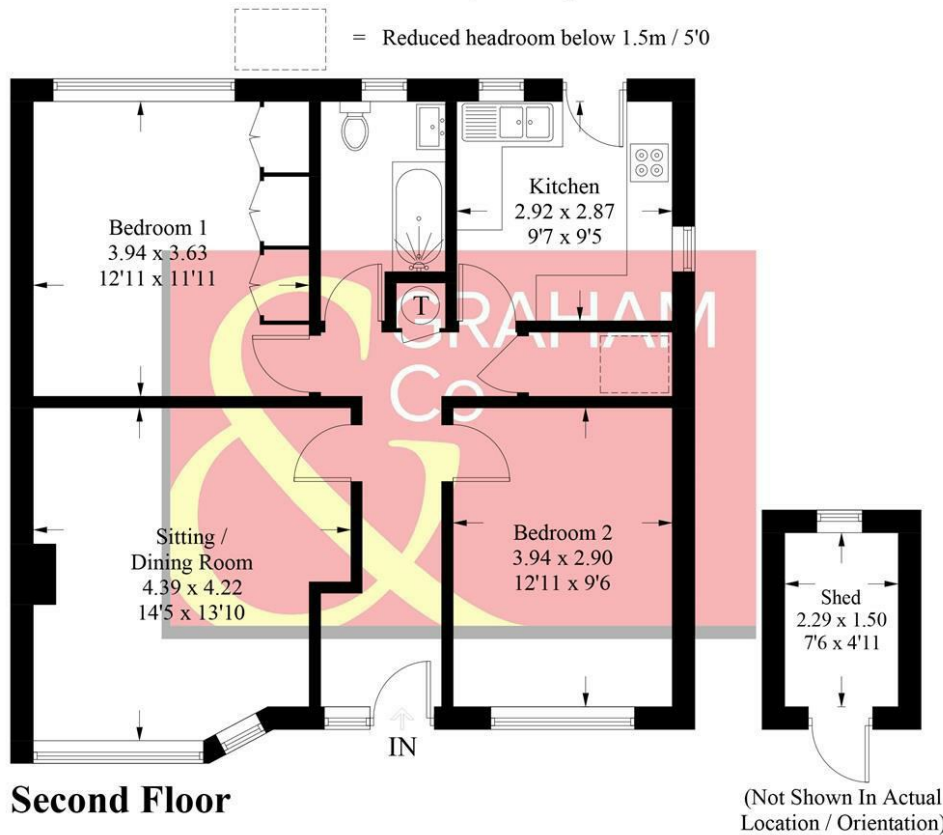


Weyhill is a village approximately 3 miles west of Andover. Within the village there is a church, Indian restaurant (The Pink Olive), a historic fairground which has a number of craft studios and a tea room, local petrol station with a convenience store as well as a well-regarded farm shop. There are excellent road links onto the A303 via both Andover and Thruxton giving access to London and The West Country.



Fairways, SP11

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft
 Shed = 3.6 sq m / 39 sq ft
 Total = 72.6 sq m / 782 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 (ID945204)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		74
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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