



39 Calico Street, Andover, SP11 6SL
Guide Price £250,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming Coachhouse located on Calico Street in Andover. This delightful home boasts 2 spacious double bedrooms, perfect for an individual, couple, or small family or those in need of a guest room or home office.

As you enter, you are greeted by a large hallway leading upstairs to the landing, with doors to all rooms. The open plan kitchen and reception room is ideal for entertaining guests or simply relaxing after a long day. The property features a balcony with privacy glass, offering a lovely outdoor space to enjoy a morning coffee or unwind in the evening.

Convenience is key with a car port providing shelter for your vehicle, along with a large understairs cupboard for additional storage. In addition, there is a further parking space ensuring you never have to worry about finding a spot for your car.

Located in a desirable area, this Coachhouse offers a perfect blend of comfort and style. Don't miss the opportunity to make this property your new home sweet home in Andover.



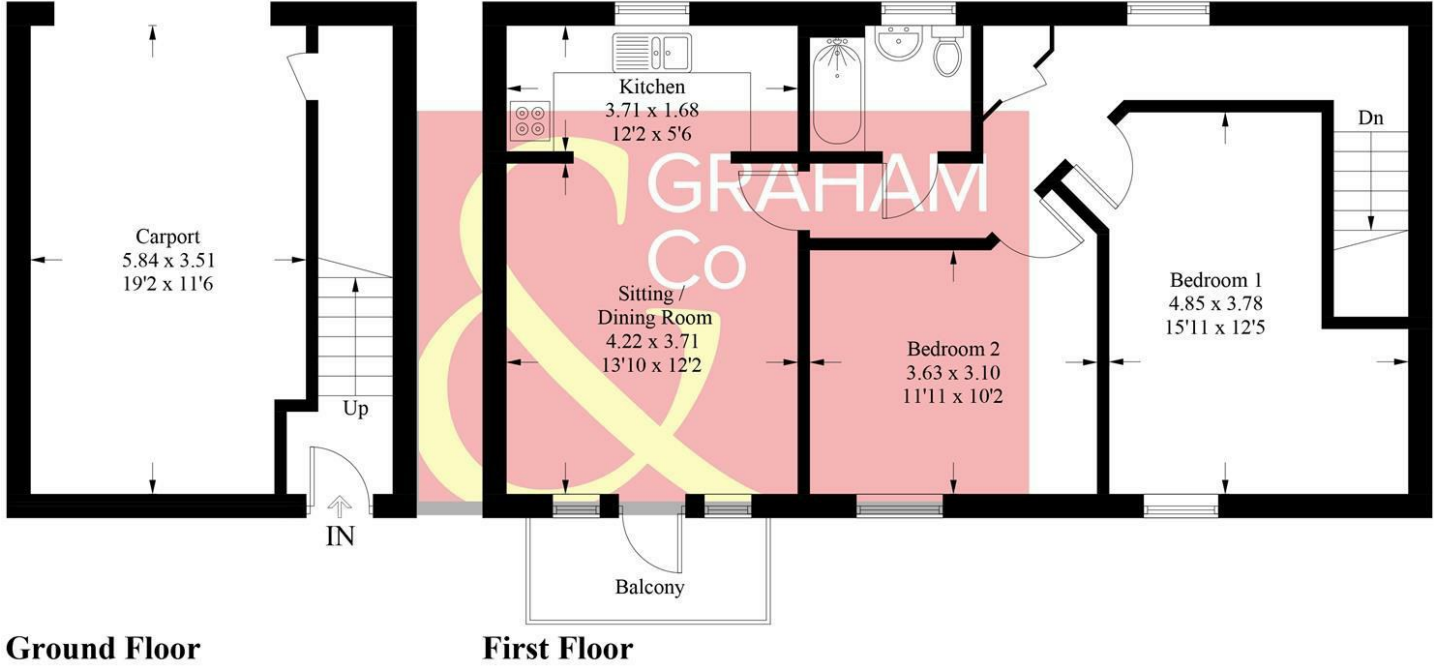


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.



Calico Street, SP11

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft
(Excluding Carport)



Ground Floor

First Floor

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 (ID1106782)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales E.U. 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.

