



77 Brocade Road, Andover, SP11 6SR
Guide Price £389,950



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PROPERTY DESCRIPTION BY Miss Jay Cowan

This modern three-bedroom detached townhouse, built in 2022, offers stylish and contemporary living across three floors. The ground floor features an inviting entrance hall, a convenient downstairs toilet, a modern kitchen, and a comfortable lounge. On the first floor, there are two well-proportioned bedrooms and a family bathroom. The top floor boasts a spacious master bedroom with fitted wardrobes and an en suite bathroom. Outside, the property benefits from driveway parking and a private rear garden. With over seven years remaining on the new homes building certificate, this property offers peace of mind and quality living.



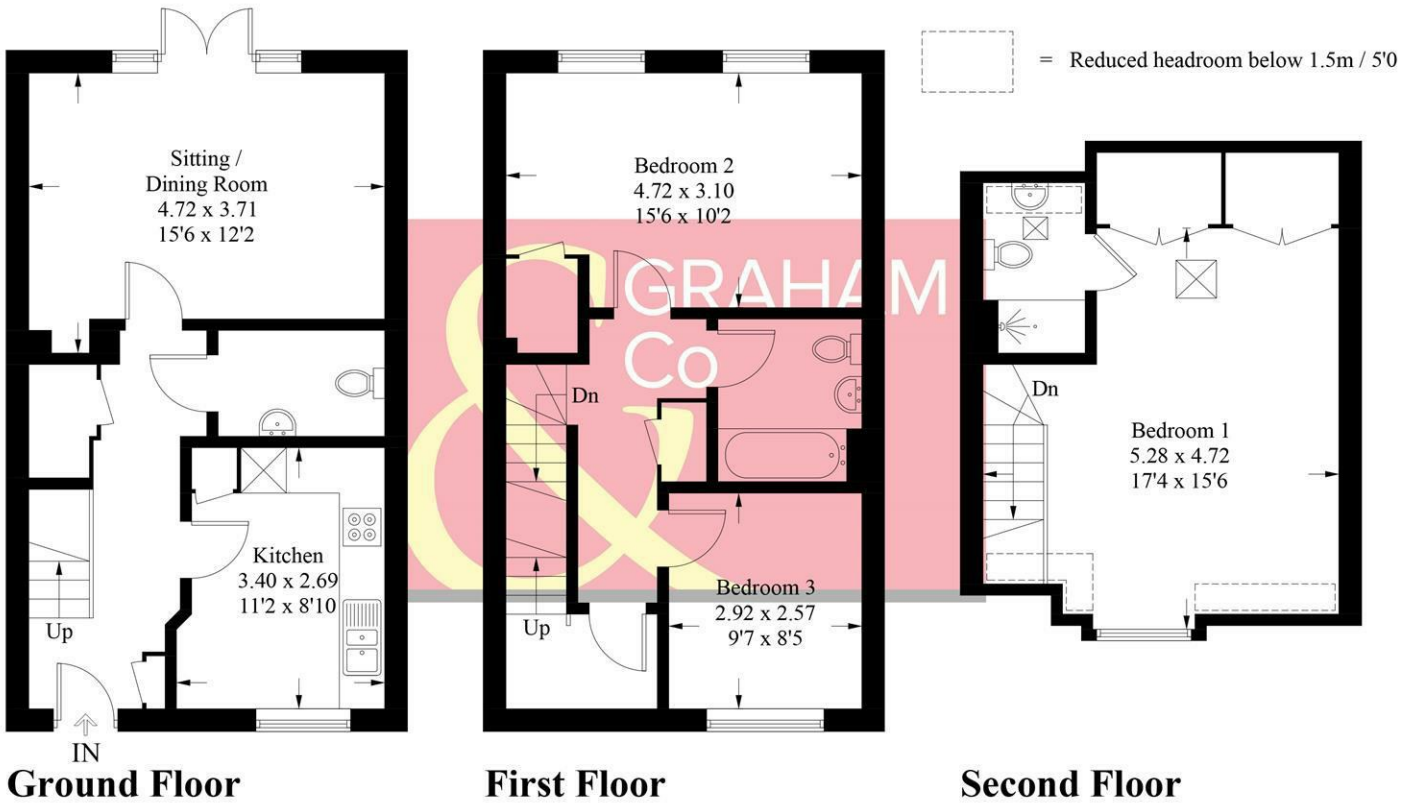


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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



Brocade Road, SP11

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft



PRODUCED FOR GRAHAM AND CO

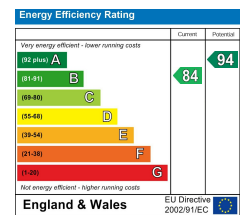
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1132580)

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