



9 Nestor Close, Andover, SP10 3JX
Guide Price £395,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming Nestor Close, Andover, this 1940s house is a true gem waiting to be discovered. Boasting numerous reception rooms, 4/5 bedrooms, and 2 bathrooms, this property offers ample space for a growing family, or a family with split generations.

What sets this home apart is its unique layout, featuring a separate one-bedroom maisonette with its own entrance - perfect for guests or even as a rental opportunity. With two kitchens, a mezzanine floor, and a balcony attached to the maisonette, the possibilities are endless.

Parking is a breeze with driveway parking to the front, making coming home after a long day out and about a stress-free experience. The loft has been thoughtfully converted into two additional bedrooms, providing even more space for a large family or those who love to entertain.

Conveniently located near Andover Hospital, Andover Train Station, and other amenities, this property offers both comfort and accessibility. If you're looking for a versatile family home with character and potential, this is a must-see property that ticks all the boxes.

This property should be internally viewed to fully appreciate and understand the homes layout.

****AGENTS NOTE**** This property has been split and has two council tax charges.



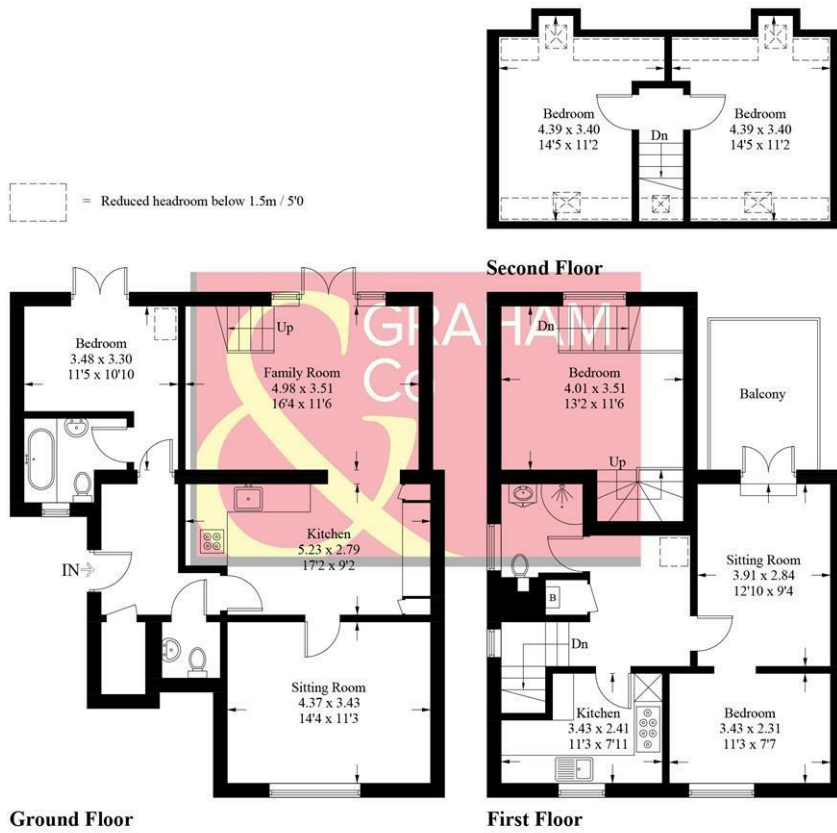


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts 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.



Nestor Close, SP10

Approximate Gross Internal Area = 166.1 sq m / 1787 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 (ID1148267)

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(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		74	83
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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