



111 Old Winton Road, Andover, SP10 2DR  
Asking Price £290,000





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## PROPERTY DESCRIPTION BY Mr Nick King

This beautifully presented two-bedroom Victorian home blends period charm and character. The home has benefitted from recent modern upgrades that have refined the interiors and improved efficiency.

The accommodation comprises; living room with bay window, dining room which seamlessly connects to the modernised kitchen. A utility room at the rear of the property adds extra convenience. Upstairs, there are two bedrooms, alongside a recently refurbished family bathroom, featuring contemporary fittings and stylish finishes.

This home has been thoughtfully enhanced with high-quality, energy-efficient improvements, including, but not limited to; Installation of a Vaillant ecoTEC Pro Boiler with a Hive Thermostat and smart heating system, Installation of a Hypervolt 2.0 Smart EV charge point (7.4 kWh), Professional loft boarding installation.

The property benefits from off-road parking to the front, while the private rear garden offers a mix of lawn and patio areas. A summerhouse/home office, which is fully powered, gives a versatile space perfect for remote working, a creative studio, or a peaceful retreat.







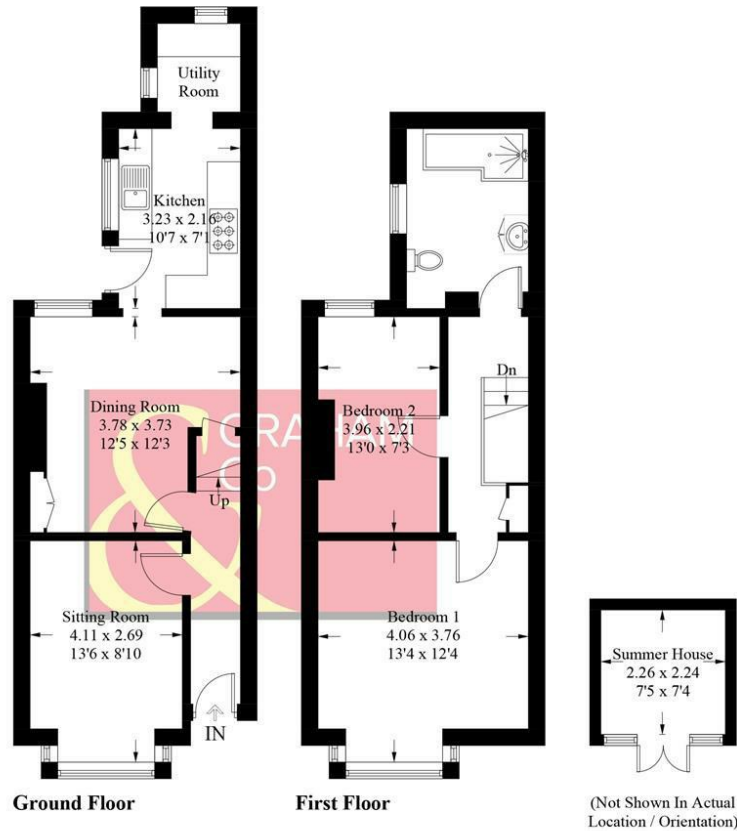
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Old Winton Road, SP10

Approximate Gross Internal Area = 76.3 sq m / 821 sq ft  
 Summer House = 5.1 sq m / 55 sq ft  
 Total = 81.4 sq m / 876 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 (ID798572)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		86
(81-94) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.