



164 South Street, Andover, SP10 2BS  
Guide Price £450,000





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## PROPERTY DESCRIPTION BY Mr Guy Sommerville

Spacious extended older-style family home set within an unusually large plot for this sought-after road, this charming end-of-terrace older-style family home offers over 1,300 sq ft of versatile accommodation and is available with no forward chain. The property has been thoughtfully extended on the ground floor, creating a flexible second reception room that could easily serve as a further bedroom or home office. The heart of the home is the well-proportioned kitchen/dining room, positioned centrally with windows to both the rear and side, creating a bright and welcoming space. The kitchen is fitted with cream shaker-style eye and base level units, complemented by wood-effect worktops and metro-style tiled splashbacks. Appliances include a built-in slimline dishwasher, electric hob, and eye-level double oven. The sitting room enjoys a dual aspect, with windows overlooking the mature front garden and side, while a practical downstairs shower room with WC completes the ground floor. Upstairs, you'll find two generous double bedrooms and a family bathroom on the first floor, with a spacious loft room providing the third double bedroom, benefitting from windows to the front and side, offering plenty of natural light. Externally, the home boasts gardens to both the front and rear, with a gated parking area at the back and a prefab garage situated at the end of the front garden. This is a fantastic opportunity to secure a well-proportioned family home on a larger-than-average plot, offering flexible living space and scope for further personalisation.







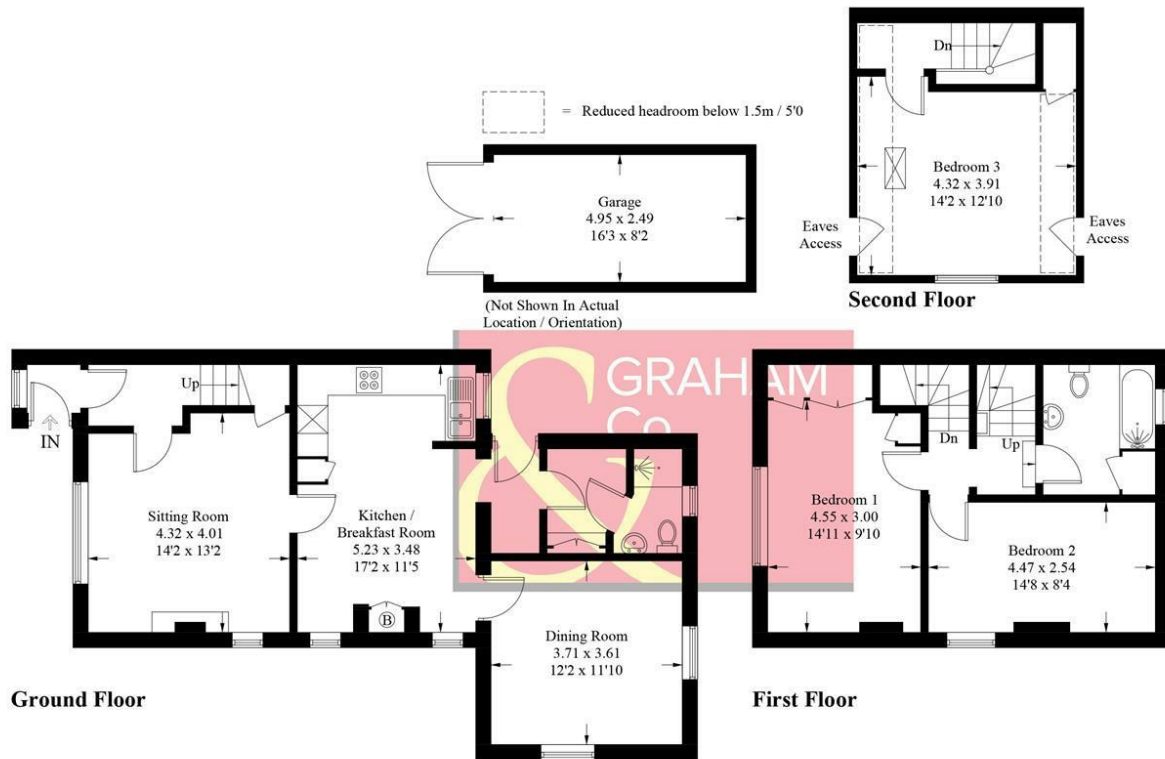
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## South Street, SP10

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 137.7 sq m / 1482 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 (ID1181935)

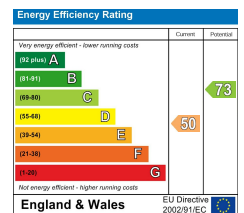
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