



**18 Adelaide Road, Andover, SP10 1HF**  
**Asking Price £265,000**





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#### PROPERTY DESCRIPTION BY Miss Jay Cowan

Located on Adelaide Road, just a short walk from the town centre, this two-bedroom cottage offers plenty of character and a convenient location.

The ground floor includes an entrance hall, a lounge with a bay window and wood burner, a separate dining room, kitchen, utility area, and a downstairs toilet.

Upstairs, there are two double bedrooms and a bathroom.

The property also benefits from a south-facing garden, ideal for enjoying the sunshine, and permit parking is available on the street.

A great opportunity to own a character home in a quiet spot that's still close to everything.







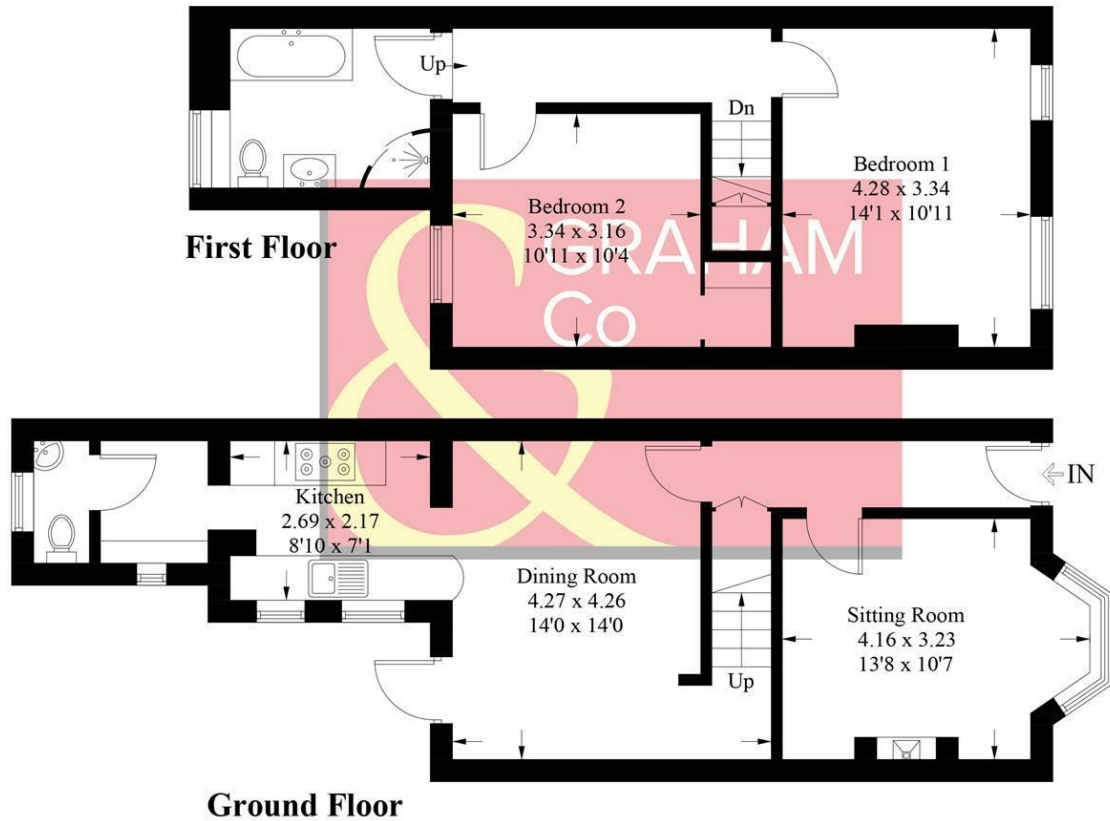
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Adelaide Road, SP10

Approximate Gross Internal Area = 86.0 sq m / 926 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 (ID1189674)

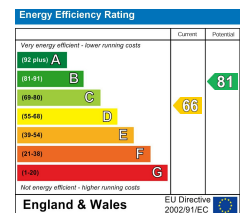
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