



**35 Wellington Road, Andover, SP10 3JW**  
**Asking Price £365,000**





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#### PROPERTY DESCRIPTION BY Mr Nick King

This well-presented three-bedroom semi-detached family home is ideally situated within easy reach of Andover Train Station and the town centre.

The accommodation comprises an entrance porch, a spacious living room, a modern kitchen, a bright conservatory, a family bathroom, and three bedrooms, with the master featuring its own en-suite.

Externally, the property boasts a recently manicured rear garden, complete with a lawn, patio area, and a versatile garden-based studio/summerhouse—perfect for use as a home office, creative space, or relaxing retreat. A driveway to the front provides off-road parking for two to three vehicles.







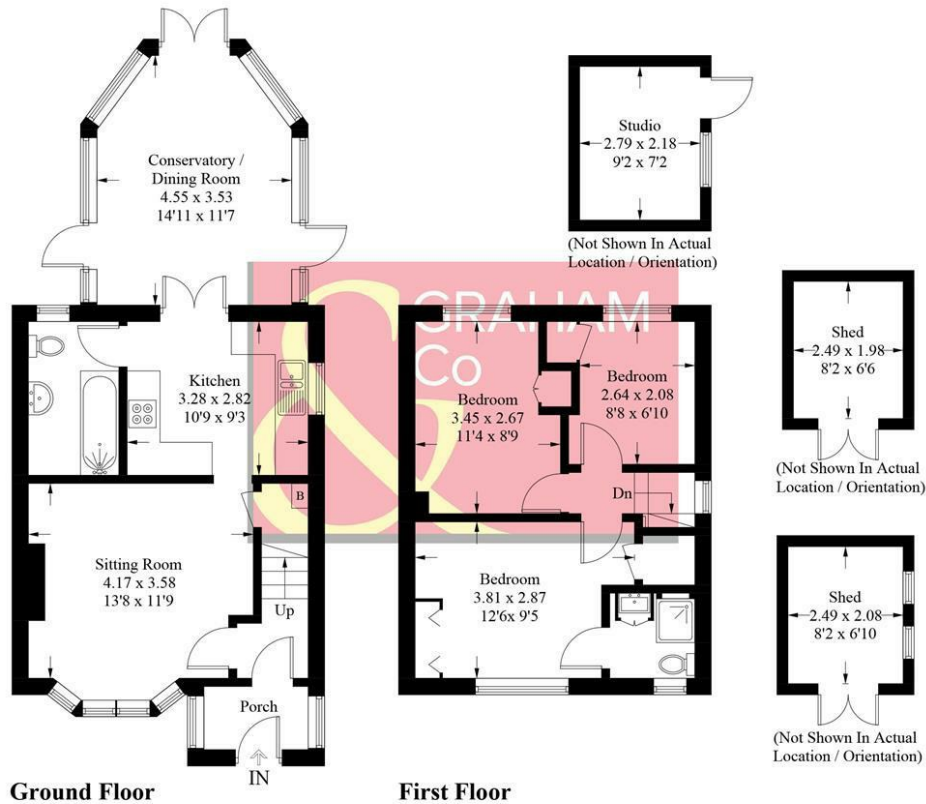
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Wellington Road, SP10

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft  
Outbuildings = 16.4 sq m / 176 sq ft  
Total = 102.3 sq m / 1101 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 (ID946218)

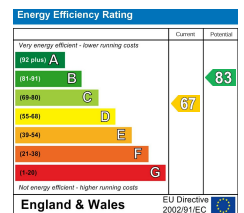
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.