



**37 Marchant Road, Andover, SP10 3QB**  
**Asking Price £450,000**



37 Marchant Road, Andover,  
Asking Price £450,000

#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated in a desirable residential road on the outskirts of Andover, this beautifully extended three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. Enjoying convenient access to the town centre, A303, and Andover train station, the property is perfectly placed for commuters and families alike. The ground floor boasts a welcoming sitting room, a separate family room, and a generous kitchen/dining room that provides a wonderful space for entertaining. A utility room and downstairs cloakroom complete the well-appointed layout. Upstairs, the property features three well-proportioned bedrooms, including an en-suite shower room and a stylish family bathroom. To the rear, the southerly facing garden is mainly laid to lawn with a patio seating area directly adjoining the house—perfect for outdoor dining and relaxation. A garden shed provides additional storage. To the front, the property benefits from a block-paved driveway, offering off-road parking.





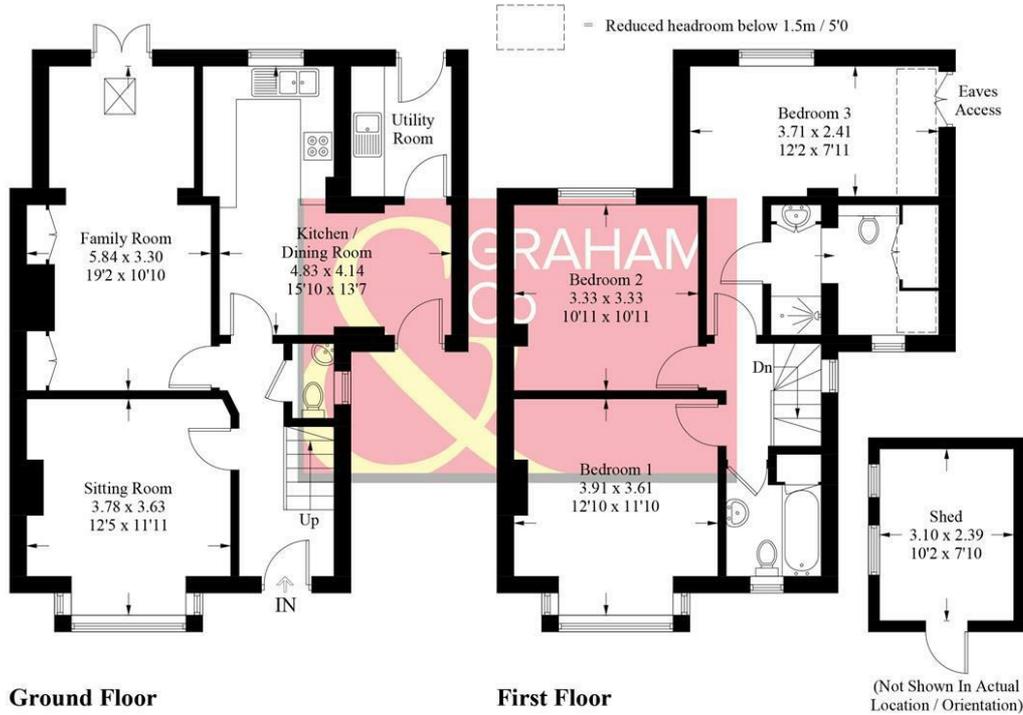
Andover, Hampshire

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.



# Marchant Road, SP10

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft  
 Shed = 7.4 sq m / 80 sq ft  
 Total = 123.7 sq m / 1332 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 (ID1206312)

## MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			79
(81-94) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.

