



50 Constable Court, Andover, SP10 3PX
Asking Price £257,500



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Welcome to this three-bedroom family home located in the sought-after Constable Court development. Offering a spacious and practical layout across two floors, this property is perfect for family living.

On the ground floor, you'll find a sitting room ideal for relaxing or entertaining, a separate dining room perfect for family meals, and a well-equipped kitchen with plenty of storage and workspace.

Upstairs, there are three comfortable bedrooms, including a generously sized main bedroom. A family bathroom and separate WC add convenience to the upper floor layout, while the third bedroom offers flexibility as a nursery or home office.

Externally, the property benefits from a private rear garden primarily laid to lawn, offering a safe and low-maintenance space for children to play or for outdoor dining during warmer months.

Additional features include a welcoming entrance hall, under-stair storage, a downstairs cloakroom, and a secure outside store.

Situated close to local amenities, schools, and transport links, this is a fantastic opportunity for families, first-time buyers, or investors looking for a quality home in a great location.





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.

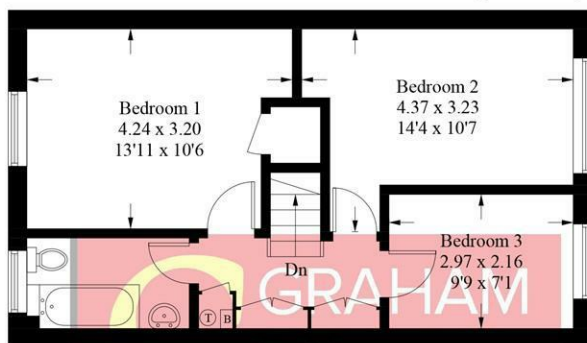


Constable Court, SP10

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

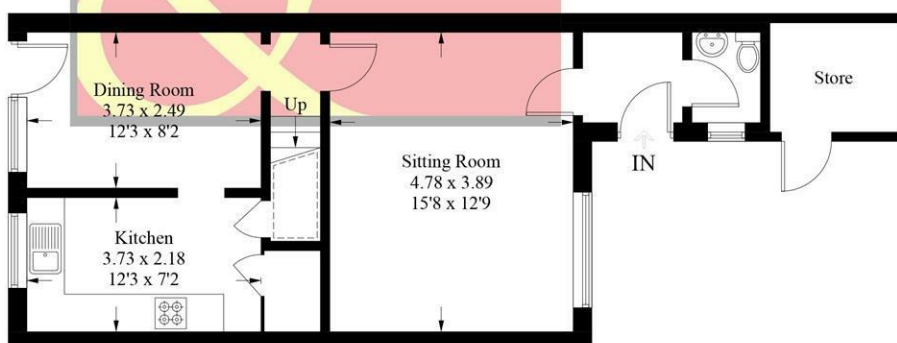
Store = 3.6 sq m / 39 sq ft

Total = 92.2 sq m / 993 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

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 (ID1211072)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		88
(81-94) B		
(69-80) C		
(55-68) D		66
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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