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13 Newtown Close, Andover, SP10 3AU
Asking Price £475,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Charming Three-Bedroom Bungalow in a Quiet and Popular Close

Offered in immaculate condition throughout, this spacious and well-presented three-bedroom detached bungalow is situated in a sought-after, peaceful close within easy reach of the town centre, mainline railway station, excellent road links via the A303, and the beautiful Beech Hurst Park. The accommodation features a bright and airy kitchen with dual aspect windows to the front and side, a comfortable sitting room to the front of the property, and a separate dining room which flows seamlessly into a generously sized conservatory—perfect for year-round enjoyment. There are three well-proportioned bedrooms, with the principal bedroom benefitting from a modern en-suite shower room. One of the additional bedrooms enjoys access to the family bathroom via a convenient Jack and Jill door arrangement. Outside, the rear garden is a particular highlight—fully enclosed by timber fencing and offering a good degree of privacy, with gated rear access. Adjacent to the detached single garage is a charming sunroom, providing a relaxing space to enjoy the garden regardless of the weather. To the front and side of the property, there is ample off-road parking. A wonderful opportunity to acquire a beautifully maintained home in a desirable location. Early viewing is highly recommended.



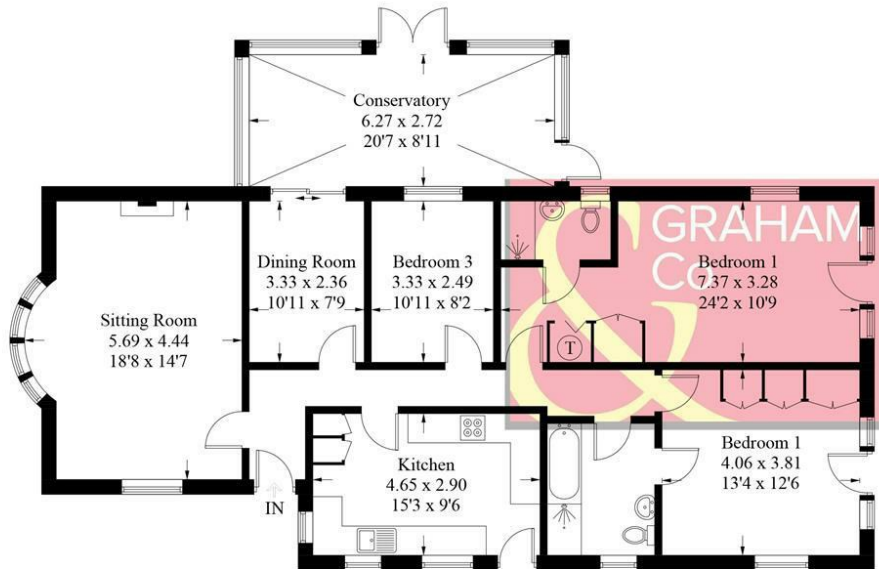


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

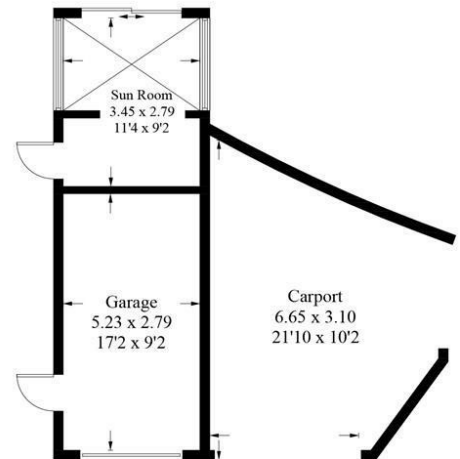


Newtown Close, SP10

Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
 Outbuildings = 24.4 sq m / 263 sq ft
 Total = 156.3 sq m / 1683 sq ft
 (Including Garage / Excluding Carport)



Ground Floor



(Not Shown In Actual Location / Orientation)

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 (ID1227636)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(15-28) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

Tax Band: D



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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.