



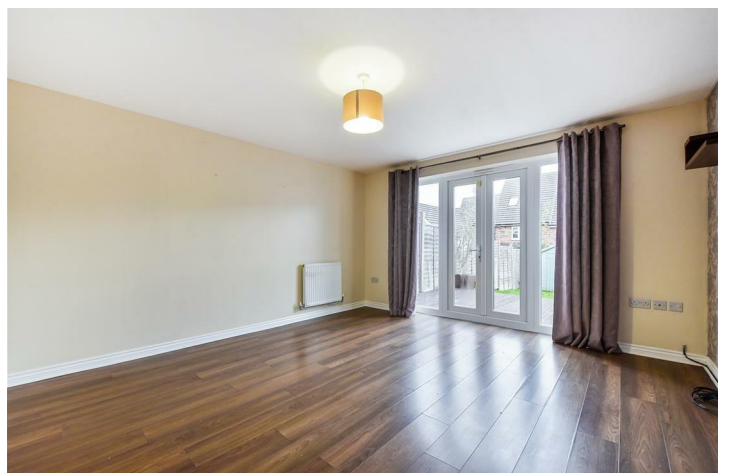
49 Barley Road, Andover, SP11 6GB
Asking Price £339,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated on the popular Augusta Park Development on the northern side of Andover, this modern four-bedroom townhouse presents a fantastic opportunity for buyers seeking a well-designed family home. Offered to the market with no onward chain and vacant possession, this property is ideal for those looking for a straightforward and speedy purchase. The accommodation is thoughtfully arranged across three floors. The ground floor features a welcoming entrance hall, a kitchen with breakfast area to the front of the property, a spacious living/dining room to the rear with French doors opening directly onto the garden, and a convenient downstairs cloakroom. On the first floor, there are two bedrooms served by the family bathroom, while the top floor hosts two further bedrooms, including a principal bedroom with en-suite shower room. To the front, the property benefits from two side-by-side parking spaces, while to the rear there is a private, enclosed garden, perfect for relaxing or entertaining.



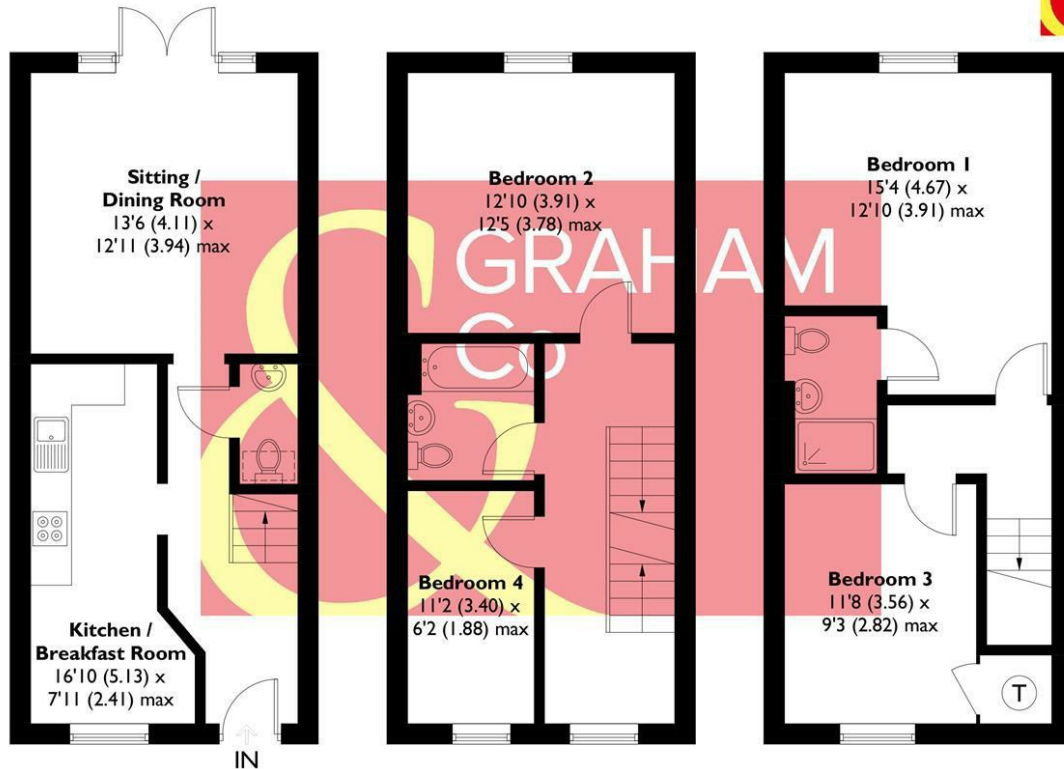


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





APPROXIMATE GROSS INTERNAL AREA = 1198 SQ FT / 111.4 SQ M



GROUND FLOOR
402 SQ FT / 37.4 SQ M

FIRST FLOOR
398 SQ FT / 37.0 SQ M

SECOND FLOOR
398 SQ FT / 37.0 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1244576)

Produced for Graham & Co

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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		
(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



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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.

