



2 Herdwick Road, Andover, SP11 6GR
Guide Price £365,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the edge of this popular development having open views, Graham & Co are delighted to bring to the market this immaculately presented three bedroom semi-detached house. The property itself benefits from an entrance hall with cloakroom, sitting room with double doors to the rear garden, separate dining room and a fitted kitchen. To the first floor there are three bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside electric gates provide off road parking with a garage and further parking space.



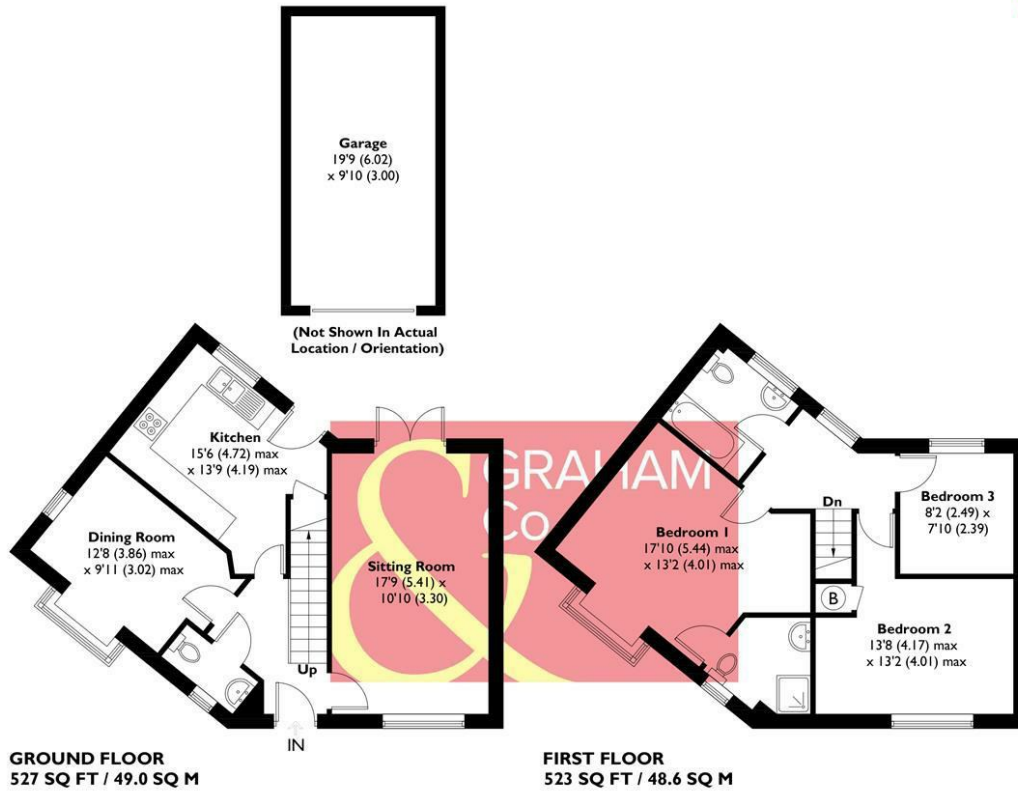


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 1050 SQ FT / 97.6 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1244 SQ FT / 115.6 SQ M



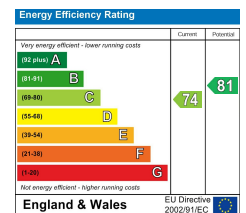
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1252084)
Produced for Graham & Co

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