



16 Marchant Road, Andover, SP10 3QB
Guide Price £500,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on the charming Marchant Road in Andover, this delightful three-bedroom semi-detached house offers a perfect blend of character and modern living. The property has been thoughtfully extended to the rear, creating a spacious and inviting atmosphere throughout.

As you approach the house, you will appreciate the convenience of driveway parking, providing easy access for you and your guests. Upon entering, you are welcomed by a bright entrance hall that leads to a well-appointed downstairs WC, ensuring practicality for family and visitors alike. The lounge is a comfortable space, ideal for relaxation, while the large open-plan kitchen/diner and snug area is the heart of the home. This beautifully designed space features stunning details and bi-fold doors that seamlessly connect the indoors to the recently landscaped rear garden, perfect for entertaining or enjoying a quiet moment in nature.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of use for the household.

Additionally, the property boasts a lean-to with utilities, providing extra storage or potential for further development. This home is a true gem, combining modern amenities with charming features, making it an ideal choice for families or those seeking a comfortable living space in a desirable location. Don't miss the opportunity to make this lovely house your new home.



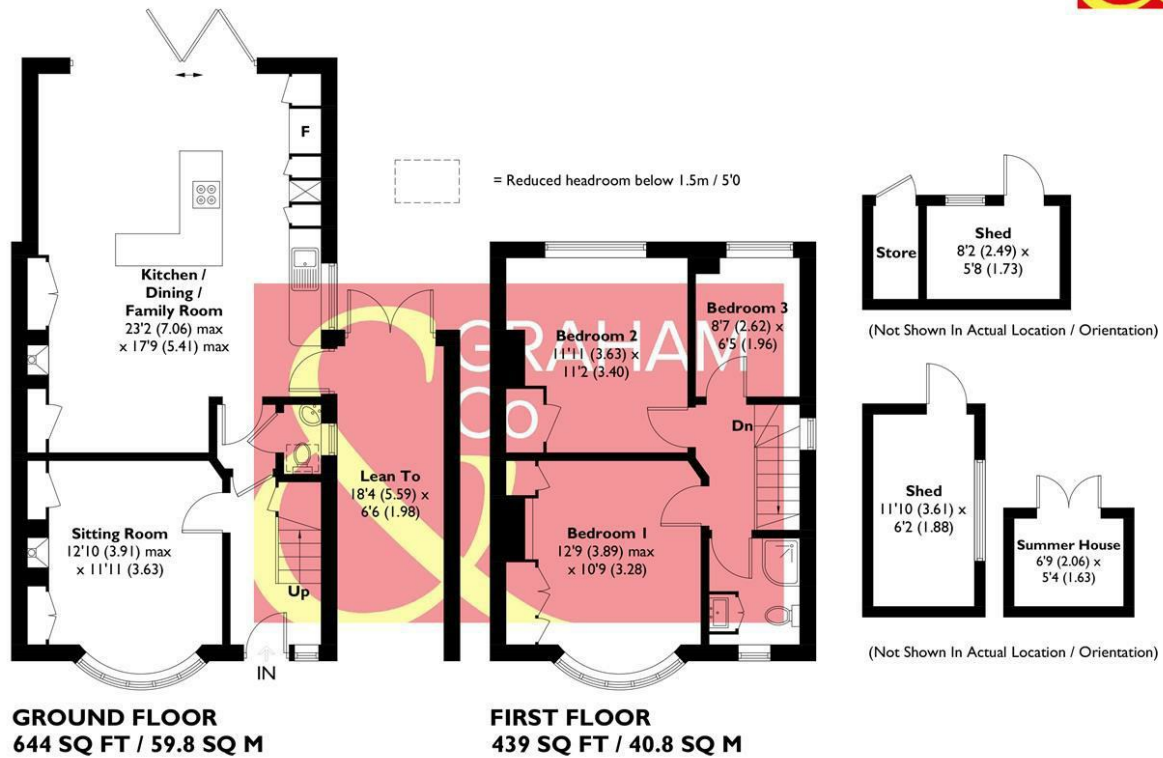


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





APPROXIMATE GROSS INTERNAL AREA = 1083 SQ FT / 100.6 SQ M
OUTBUILDINGS = 175 SQ FT / 16.3 SQ M
TOTAL = 1258 SQ FT / 116.9 SQ M
(EXCLUDING LEAN TO)



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 (ID1252636)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

