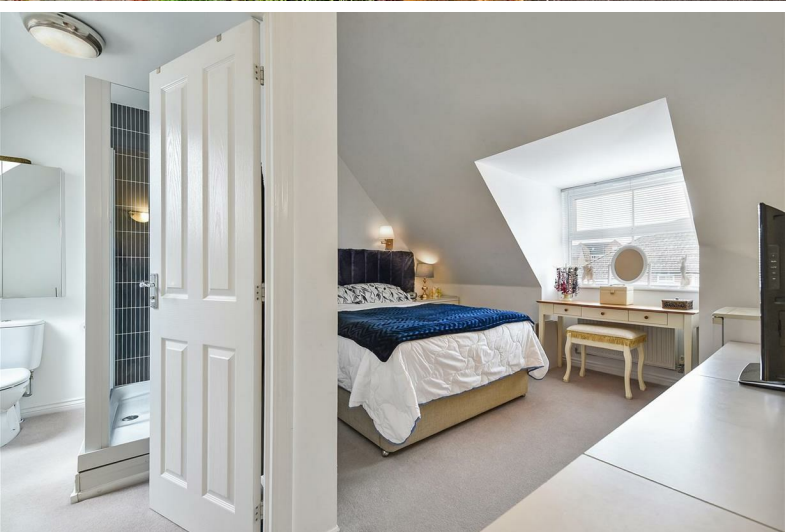




26 Yarrow Close, Andover, SP11 6RS  
Asking Price £350,000





## 26 Yarrow Close, Andover, Asking Price £350,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Set within the well-regarded Augusta Park development, this smart three-storey town house offers balanced, low-maintenance living close to local amenities and green spaces.

The ground floor comprises an entrance hall with cloakroom, a contemporary kitchen/breakfast room to the front, and a well-proportioned sitting room to the rear with French doors into a stylish glass-roof conservatory. The conservatory provides a lovely additional reception space and opens onto the garden.

On the first floor you'll find two generous bedrooms and the family bathroom. Bedroom two benefits from a Juliet balcony, bringing in excellent natural light.

The entire top floor is given over to the principal bedroom suite, complete with dressing/wardrobe area and a private en-suite shower room.

#### Outside

To the front there is a two-car driveway. The rear garden has been designed for ease of upkeep with paved seating areas, planters and beds, plus gated rear access.

An attractive, ready-to-move-into home in a convenient Andover location—early viewing recommended.







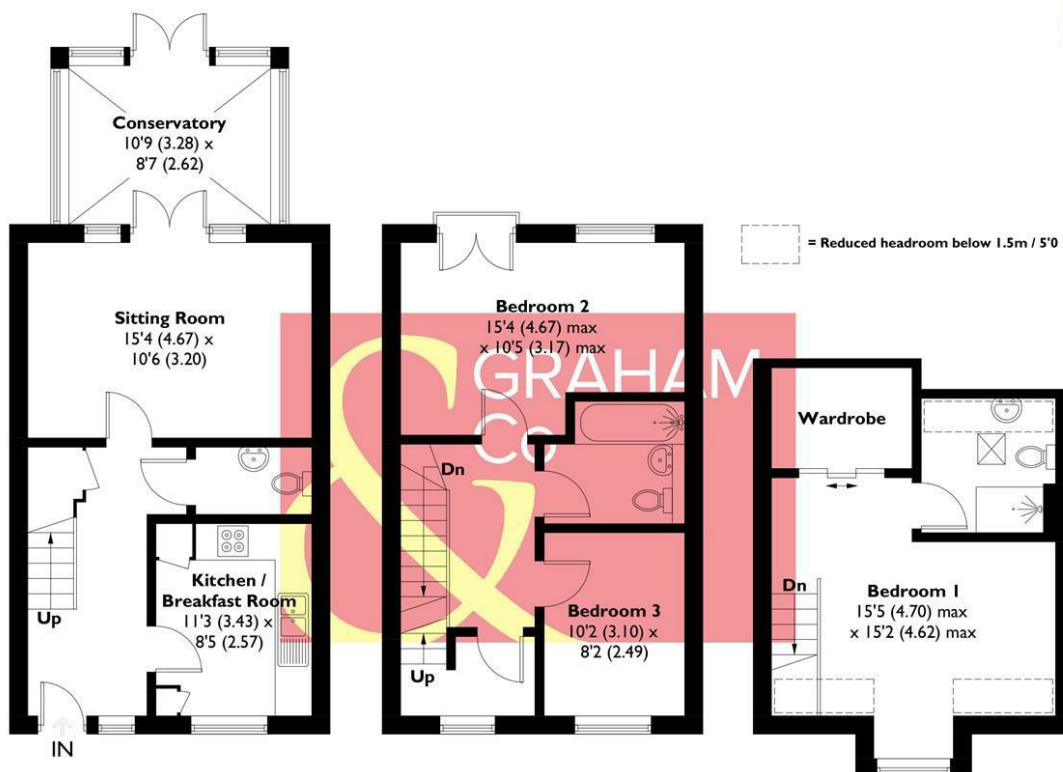
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 1166 SQ FT / 108.3 SQ M**



**GROUND FLOOR**  
494 SQ FT / 45.9 SQ M

**FIRST FLOOR**  
390 SQ FT / 36.2 SQ M

**SECOND FLOOR**  
282 SQ FT / 26.2 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 (ID1256464)

**Produced for Graham & Co**

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**Tax Band: D**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) <b>A</b>                           |         |           |
| (81-94) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (41-54) <b>E</b>                            |         |           |
| (21-40) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |



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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.

