



35 Clarendon Avenue, Andover, SP10 2LX
Guide Price £170,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the heart of Andover on Clarendon Avenue, this charming first-floor apartment offers a delightful living experience. The property features a well-designed entrance hall that leads to a modern shower room, ensuring convenience and comfort. The new kitchen is a highlight, providing a fresh and inviting space for culinary pursuits.

The apartment boasts a spacious bedroom, perfect for relaxation, and a welcoming lounge that opens onto a lovely balcony, ideal for enjoying the fresh air and views. This property is particularly appealing for those seeking a low-maintenance lifestyle, as it is offered with no onward chain.

Situated close to the town centre, residents will benefit from easy access to a variety of local amenities, shops, and eateries. Additionally, the proximity to the A303 and Andover Train Station makes commuting and travel straightforward, enhancing the appeal for both first-time buyers and investors alike.

This apartment presents an excellent opportunity to acquire a comfortable home in a convenient location, making it a must-see for anyone looking to settle in Andover.



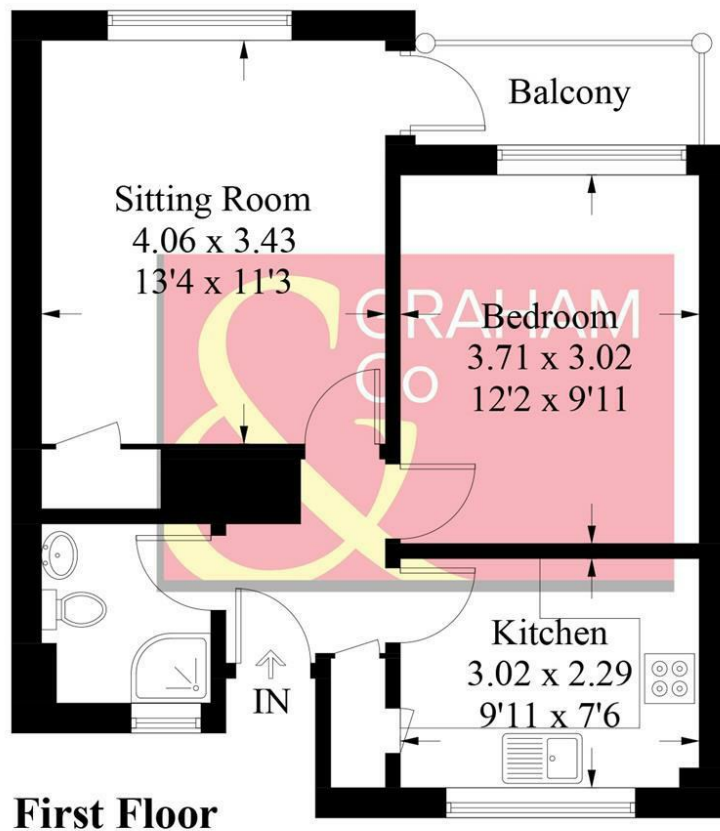


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Clarendon Avenue, Andover, SP10

Approximate Gross Internal Area = 42.4 sq m / 456 sq ft



First Floor

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 (ID525668)

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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		
(46-54) E		
(39-45) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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