



1 Balmoral Road, , SP10 3HY
Guide Price £650,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

A wonderfully appointed, double-fronted Victorian home, on one of Andover's most sought-after roads. The home offers over 2000 sq ft inclusively and is beautifully renovated to a high standard whilst retaining many of the original characteristics from a house of this era.

Upon entering, the feeling of space is apparent, comprising two bay fronted reception rooms at the and a large open plan area incorporating a modern kitchen with high end integrated appliances, a dining room which is flooded with light and provides access to the pristine manicured rear garden and not overlooking the snug which is a great space to have to provide an area of versatile usage. In addition, there is a separate room which is great for the all-important home office. Moving on to the first floor, there are four bedrooms, the principal and bedroom two benefiting from an ensuite shower room and additional built-in storage in the principal room and bedroom three. The family bathroom is a showstopper, with a free-standing roll top bath and a large vanity unit with a good amount of storage.



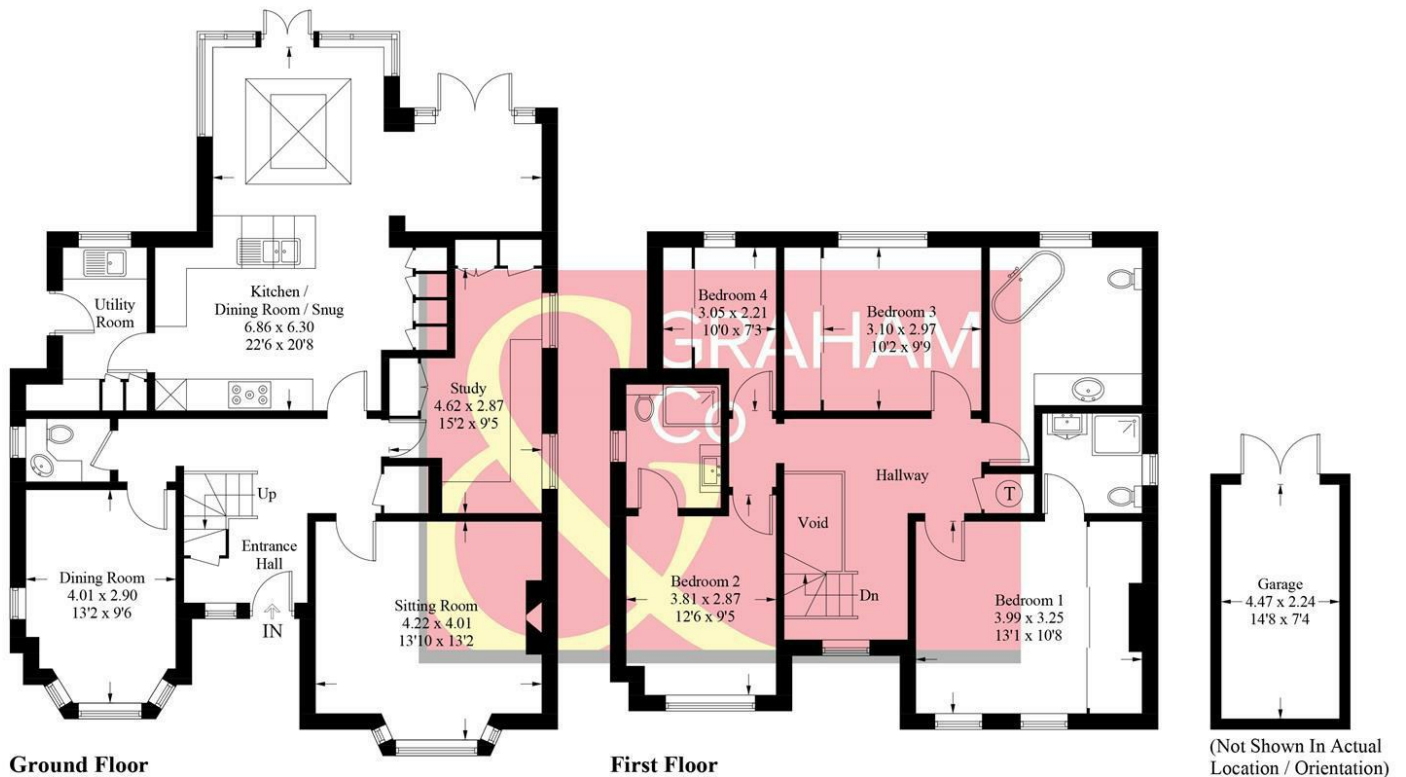


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Balmoral Road, SP10

Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
Garage = 10.0 sq m / 108 sq ft
Total = 188.9 sq m / 2034 sq ft



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 (ID1220945)

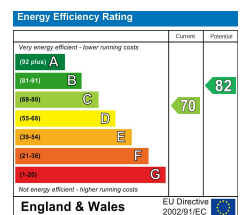
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