



17 Junction Road, Andover, SP10 3QU  
Asking Price £350,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

Graham & Co are delighted to offer to the market this attractive Victorian terraced home, offering spacious and versatile accommodation arranged across three floors.

The property immediately impresses with its characterful red-brick façade and welcoming bay-fronted elevation. Internally, the ground floor comprises a bright and comfortable living room to the front, featuring a bay window that floods the room with natural light. Beyond this is a separate dining room, creating an ideal space for entertaining guests or enjoying family meals. To the rear, the kitchen offers ample storage and worktop space, with direct access to the garden.

The first floor provides two well-proportioned double bedrooms alongside a family bathroom. Stairs rise to the second floor where a useful loft room offers excellent flexibility, whether utilised as a home office, hobby room, occasional guest accommodation or additional living space.

Outside, the rear garden is a particular highlight of the home. Thoughtfully landscaped and lovingly maintained, it enjoys a generous patio area perfect for outdoor dining and summer entertaining, leading onto a well-kept lawn bordered by mature planting, colourful flower beds and established shrubs. At the far end of the garden are useful outbuildings providing excellent storage and workshop potential.

Combining period charm, flexible accommodation and a beautiful garden, this wonderful home is ideally suited to first-time buyers, growing families and those looking for a character property within easy reach of local amenities.



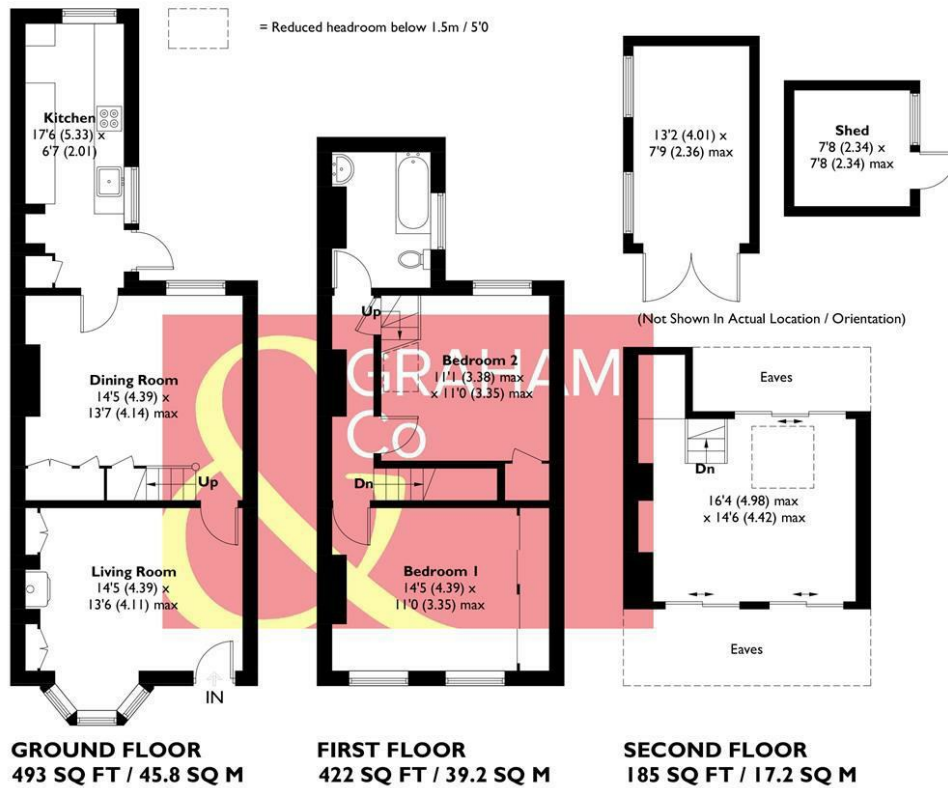


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1100 SQ FT / 102.2 SQ M**  
**OUTBUILDINGS = 160 SQ FT / 14.9 SQ M**  
**TOTAL = 1260 SQ FT / 117.1 SQ M**

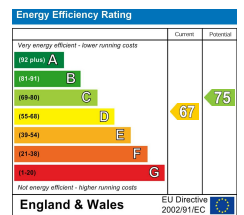


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1305869)  
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