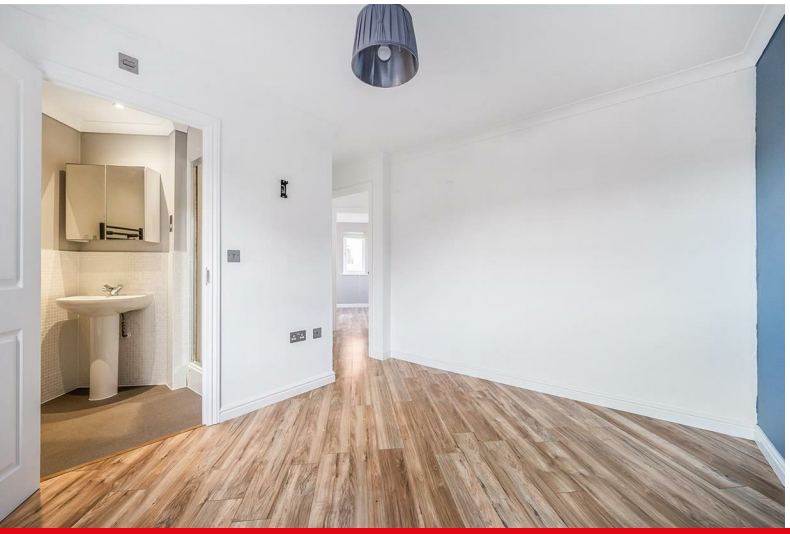
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32 Fleece Close, Andover, SP11 6UP

Guide Price £350,000



32 Fleece Close, Andover,
Guide Price £350,000

PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming semi-detached house located on Fleece Close in Andover. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests.

With two bathrooms, morning routines will be a breeze, providing convenience for both family members and visitors alike. The property also includes a lovely garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

For those with vehicles, there is ample parking available, including a 7Kw EV charger on the driveway, ensuring that you will never have to worry about finding a space or charging your car. Additionally, the garage provides extra storage or the potential for a workshop or study.

This property is offered with no chain, allowing for a smooth and straightforward purchase process. Fleece Close is a great location, providing a sense of community while being conveniently close to local amenities and transport links.

This semi-detached house presents an excellent opportunity for anyone looking to settle in Andover. With its spacious layout and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.





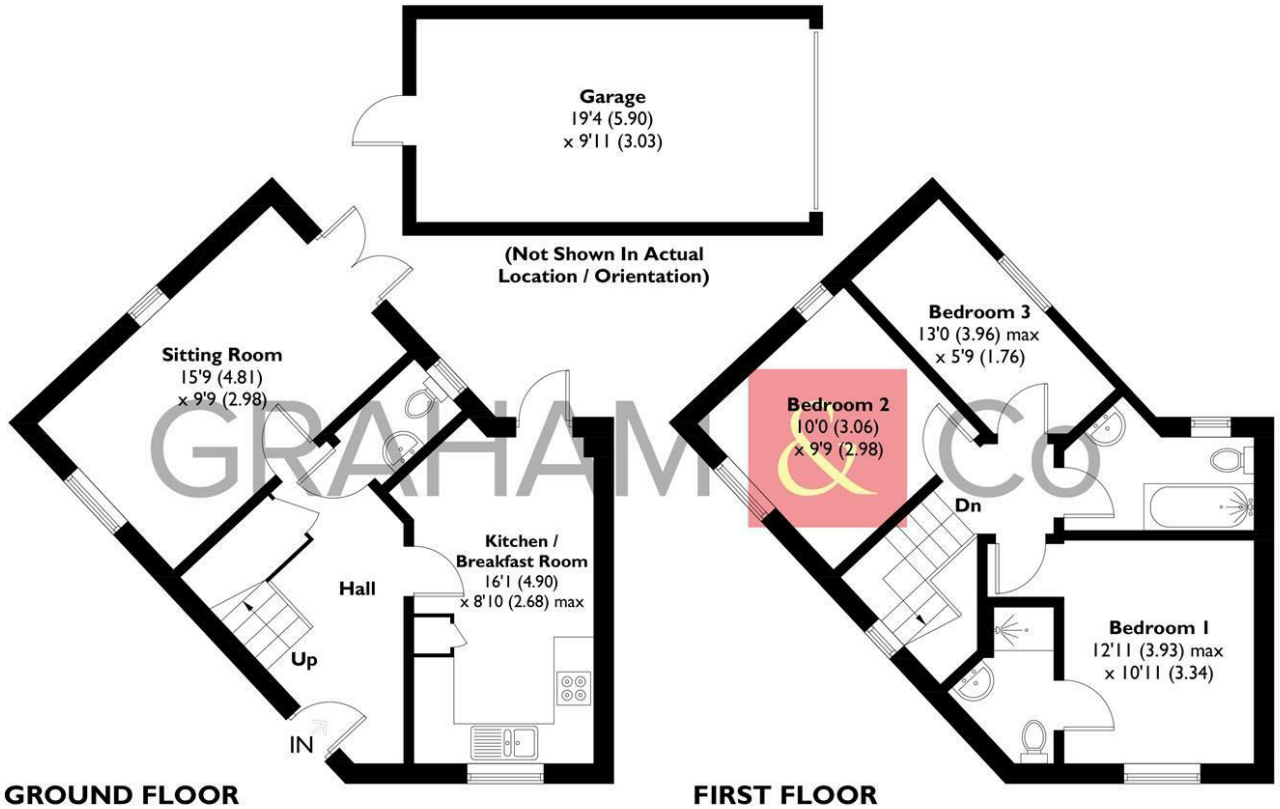


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 892 SQ FT / 82.9 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1086 SQ FT / 100.9 SQ M

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GROUND FLOOR
444 SQ FT / 41.3 SQ M

FIRST FLOOR
448 SQ FT / 41.6 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 (ID1349183)

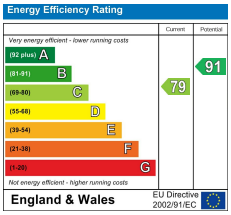
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.