



54 Brocade Road, Andover, SP11 6SW
Guide Price £220,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming purpose-built flat located on Brocade Road in the heart of Andover. This delightful property offers a comfortable and modern living space, perfect for individuals or small families seeking a convenient lifestyle.

Upon entering, you will find a spacious reception room that serves as an inviting area for relaxation and entertainment. The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, the property ensures that morning routines are both efficient and convenient.

One of the standout features of this flat is the provision for parking, accommodating up to two vehicles, which is a rare find in many urban settings. This added convenience makes it an ideal choice for those who require easy access to their vehicles.

Situated in a desirable location, this property is well-connected to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate both comfort and accessibility.

In summary, this flat on Brocade Road presents a wonderful opportunity for anyone looking to settle in Andover. With its modern features, ample parking, and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely flat your new home.





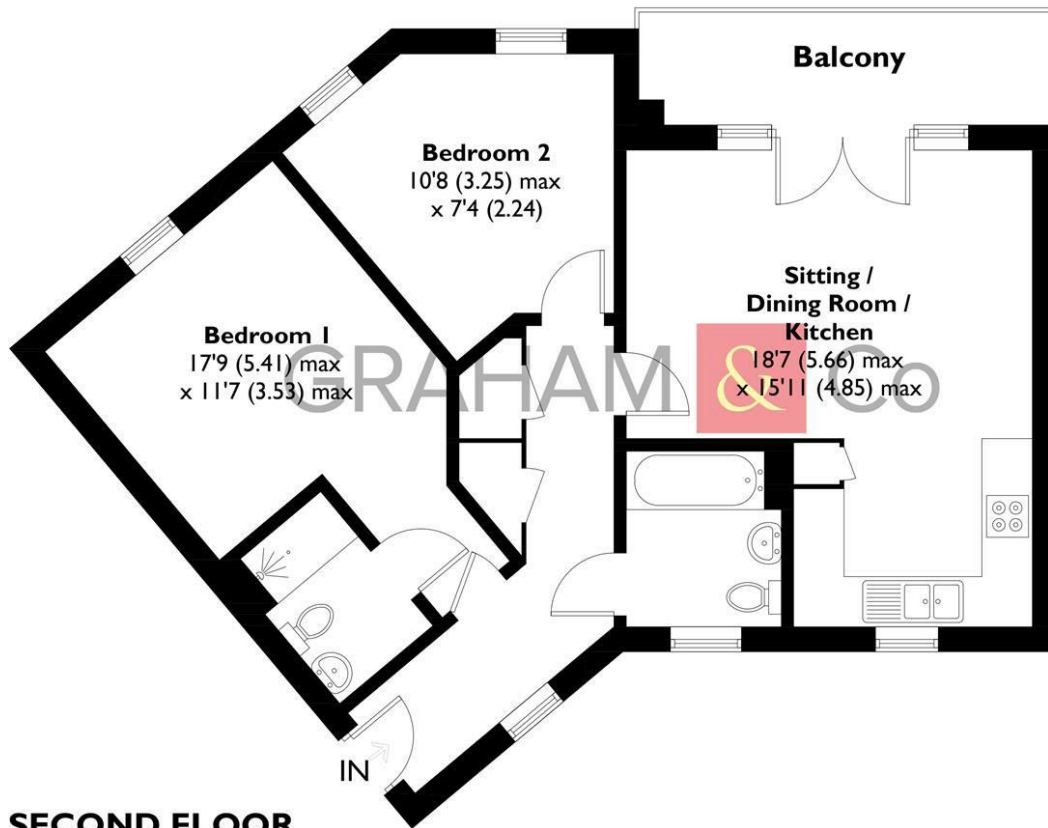
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 725 SQ FT / 67.4 SQ M

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SECOND FLOOR

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 (ID1331192)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B	83	83
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tax Band: B



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