Augusta Way Central, Andover, SP11 6FZ

£112,000

Council Tax Band: C

Tenure: Leasehold

Property Type: Terraced House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

SHARED OWNERSHIP 40% SHARE

Situated within Augusta Way Central, this well-presented two-bedroom home offers thoughtfully arranged accommodation across two floors and is ideally suited to first-time buyers, downsizers or investors alike. Set back from the road, the property enjoys the convenience of a driveway providing off-road parking, while its traditional layout delivers a practical and comfortable living environment.

The ground floor comprises an entrance hall, fitted kitchen and a reception room positioned to the rear of the property. With doors opening directly onto the garden, the reception room provides an excellent setting for both everyday living and entertaining, with a pleasant connection between the indoor and outdoor spaces. The kitchen is well placed and offers ample room for day-to-day cooking and household needs.

On the first floor, there are two well-proportioned bedrooms together with a family bathroom. The accommodation is arranged to make the most of the available space, creating rooms that are both versatile and functional, whether used for sleeping accommodation, home working or guest space.

A particular feature of the property is the rear garden, which enjoys a lovely mature setting with established trees, shrubs and planting that create an inviting backdrop throughout the year. The outdoor space offers plenty of scope for gardening, dining or simply enjoying time outside. Conveniently located for local amenities, schools and transport links, the property is well placed for a variety of lifestyles.

In our opinion, the property offers everything many buyers look for in a home of this style: well-arranged accommodation, useful parking and an established garden.

The service charge for this property is £21.57 per month. There is no ground rent on the property.

The current owner pays £430.15 rent per month as this is a shared ownership.

The lease term was 125 years commencing on and including 1 January 2009. There are 107 years remaining.

The 60% share is owned by VIVID.

Andover Sales

1-3 London Street Andover. SP10 2NU

01264 350 350

andover@brockenhurst.info