



**37 Elmstead Park, Andover SP11 8LU**

**welcome to**

**Elmstead Park, Andover**

Two Bedroom Two Bathroom Park home, situated in Elmstead park, East Cholderton.

Beautifully presented with private driveway and beautiful views over the countryside



### Entrance Porch

Vinyl Flooring, Front aspect double glazed window

### Kitchen

10' 8" x 9' 5" ( 3.25m x 2.87m )

Refitted kitchen, Vinyl Flooring, gas hob with extractor hood, Built-in oven, front aspect double glazed window, integrated fridge/freezer

### Dining Room

9' 9" x 8' 11" ( 2.97m x 2.72m )

Vinyl flooring, rear aspect double glazed window, radiator

### Lounge

19' 6" x 10' 4" ( 5.94m x 3.15m )

Luxury vinyl flooring, electric fireplace with brick surround, side aspect double glazed windows, rear aspect french doors leading garden

### Laundry Room

6' 5" x 3' 3" ( 1.96m x 0.99m )

Luxury vinyl flooring, shelving

### Shower Room

6' 5" x 5' 5" ( 1.96m x 1.65m )

Vinyl flooring, walk-in shower, w/c, sink, side aspect double glazed window

### Bedroom One

11' 1" x 9' 6" ( 3.38m x 2.90m )

Luxury vinyl flooring, front aspect double glazed window, built-in wardrobes

### Bedroom Two

Luxury Vinyl flooring, radiator, french doors leading to garden

### En-Suite/ Laundry Room

Vinyl flooring, front aspect double glazed window, shower, sink, plumbing to have the w/c re-instated.

### Front

Large driveway that would fit multiple cars

### Rear Garden

Beautifully presented with a plethora of seating areas and pagoda for shade to enjoy all year round views of the stunning surrounding countryside



Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Elmstead Park, Andover

- Two Bedroom Two Bathroom Park Home
- Private Drive
- Closer to A303 Corridor
- Beautiful Views
- Close to Amesbury and Andover

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AME105858 - 0007

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