

27 Batchelors Barn Road, Andover, SP10 1HR
Offers In Excess Of £350,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Nestled on Batchelors Barn Road in the charming town of Andover, this beautifully renovated three-bedroom detached house offers a perfect blend of modern living and convenience. As you step inside, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The lounge provides a comfortable space to unwind, while the dining room is perfect for family meals or hosting guests.

The well-appointed kitchen is designed for practicality and style, making meal preparation a delight. A conveniently located downstairs bathroom adds to the functionality of the home. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation.

The property boasts a large rear garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. There is also driveway parking available for two vehicles, ensuring convenience for you and your guests. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your needs.

Situated close to the town centre and local amenities, this home offers easy access to shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. This delightful property combines comfort, style, and potential, making it a must-see for anyone looking to settle in Andover.



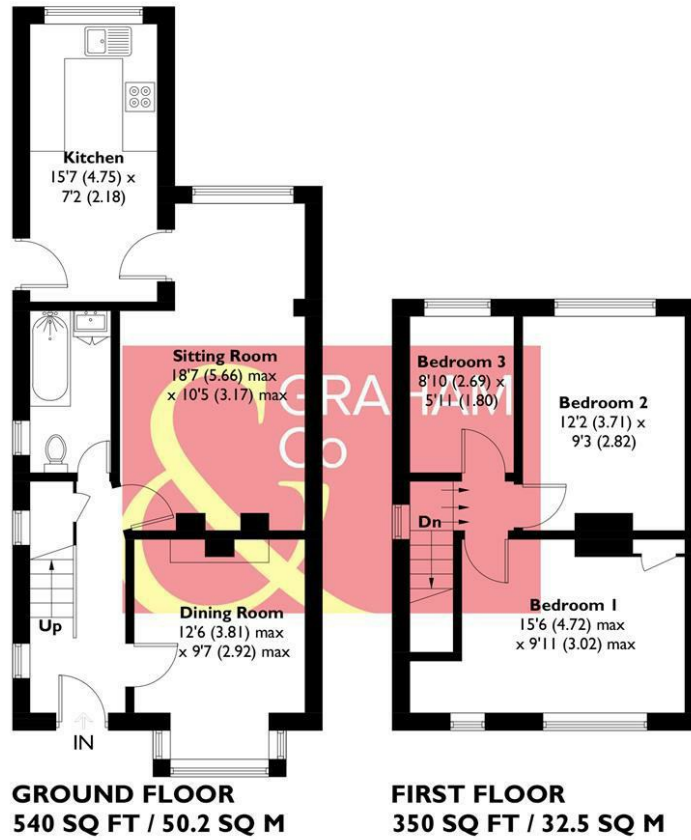


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 890 SQ FT / 82.7 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 (ID1261784)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		80
(81-94)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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