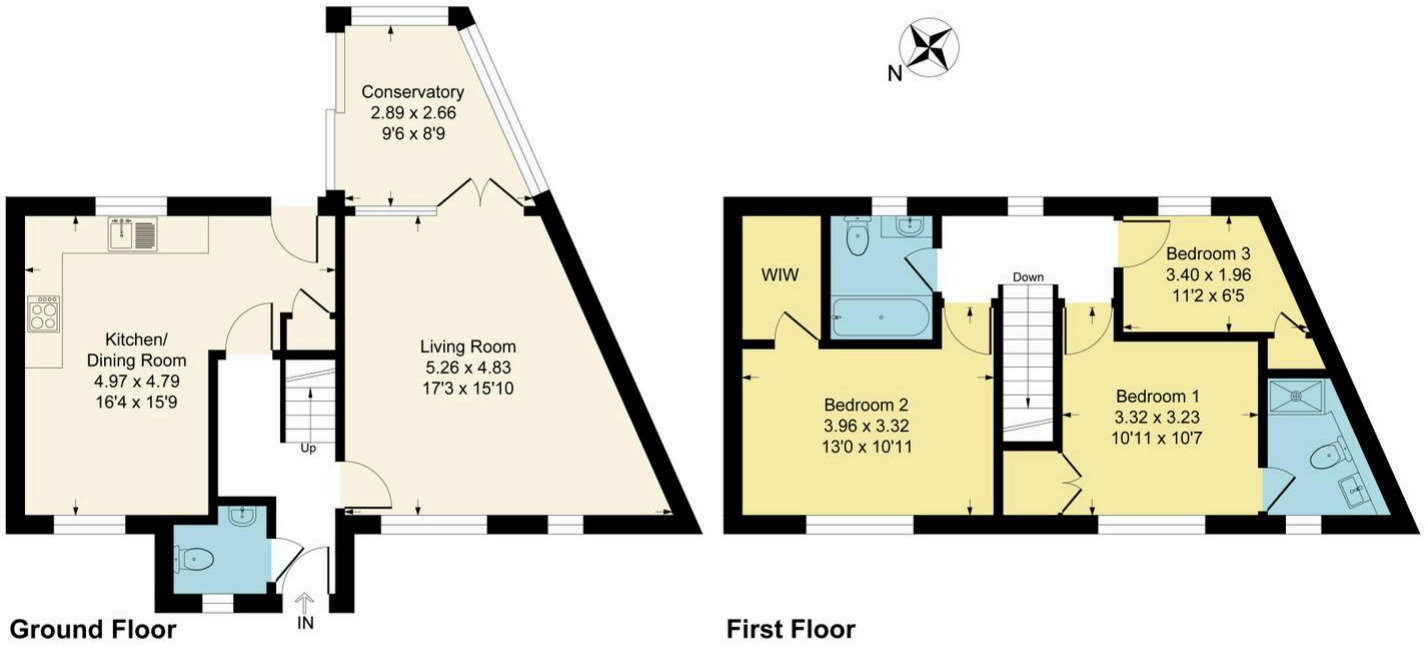
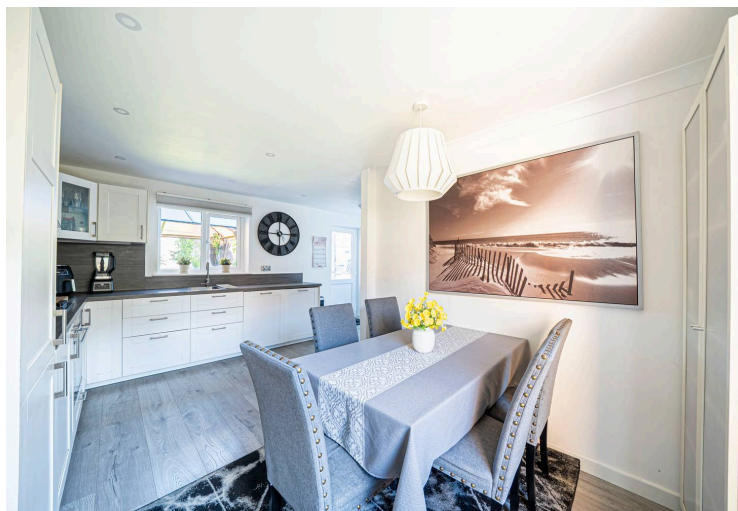


Berry Way, Andover, SP10

Approximate Gross Internal Floor Area = 99.9 sq m / 1076 sq ft



This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no Guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



74 Berry Way, Andover

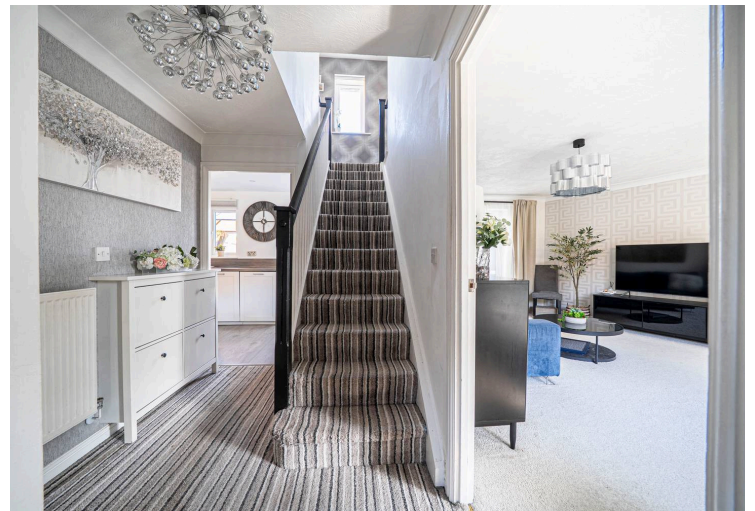
£345,000 Freehold



This terraced house is located in a popular area close to a shop and within catchment for well regarded schools. The well presented accommodation comprises entrance hall with stairs to the first floor, a cloakroom, living room with French doors into a triple aspect conservatory, a kitchen/dining room with integral appliances, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is an enclosed garden with a decked seating area and gated access to two parking spaces.

Council Tax band: D

EPC Energy Efficiency Rating: C



ACCOMMODATION - Front door into:

ENTRANCE HALL - Stairs to first floor with understairs storage recess and doors to:

CLOAKROOM - Window to front. WC and vanity cupboard with wash hand basin.

LIVING ROOM - Windows to front and French doors to:

CONSERVATORY - Triple aspect with patio doors to the garden, power and light.

KITCHEN/DINING ROOM - Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer.

FIRST FLOOR LANDING - Window to rear and doors to:

MASTER BEDROOM - Window to front. Loft access, fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM - Window to front. Shower cubicle, wash hand basin and WC.

BEDROOM 2 - Window to front and walk-in wardrobe with hanging rails and storage.

BEDROOM 3 - Window to rear and shelved storage cupboard.

BATHROOM - Window to rear. Panelled bath, vanity drawers with wash hand basin, WC and heated towel rail.

