GRAHAM & Co

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34 Tailor Close, Andover, SP11 6UN
Guide Price £275,000

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PROPERTY DESCRIPTION BY Mr Dion McArthur

This well-presented semi-detached home offers comfortable and practical living, making it an ideal choice for first-time buyers, downsizers, or investors alike. Situated within a quiet residential setting, the property enjoys a pleasant position with a neat frontage and driveway parking.

Upon entering the home, you are welcomed into an entrance hallway which leads through to a bright and inviting sitting room, offering a generous living space perfect for both relaxing and entertaining. The room benefits from good natural light and provides a warm, comfortable atmosphere. To the rear of the property, the kitchen offers a practical layout with ample storage and workspace, with a door leading out to the garden.

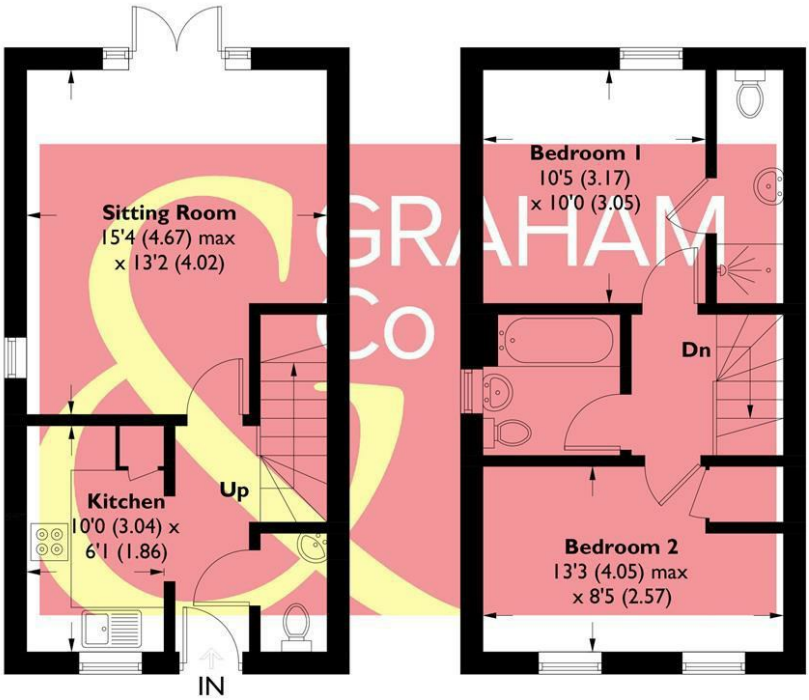
Upstairs, the property offers two well-proportioned bedrooms, both enjoying a pleasant outlook and providing flexible accommodation for sleeping, working from home, or additional storage. A family bathroom serves the first floor and is fitted with a bath and shower over, along with the usual sanitary fittings.

Externally, the property benefits from an enclosed rear garden which is mainly laid to lawn and provides a private outdoor space ideal for relaxing, entertaining, or enjoying the warmer months. To the front, the home is complemented by a small garden area and driveway parking.

Overall, this attractive home offers well-balanced accommodation in a convenient residential location, presenting a fantastic opportunity for those seeking a comfortable and low-maintenance property.

Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

APPROXIMATE GROSS INTERNAL AREA = 687 SQ FT / 63.9 SQ M



GROUND FLOOR
345 SQ FT / 32.1 SQ M

FIRST FLOOR
342 SQ FT / 31.8 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 (ID1283053)
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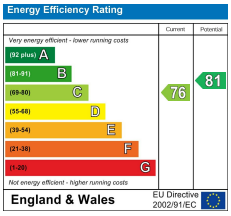

Tax Band: C

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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