



Yarrow Close  
Andover



### Property Description

This 2 BEDROOM COACH HOUSE is situated close to open countryside and near the edge of the Augusta Park development. Upon entering the hallway there is a generous GARAGE and stairs leading to the first floor where the landing leads to bedroom one with fitted wardrobes, bedroom 2, open plan kitchen / living area and the adjacent family bathroom.

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 boast 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.



AGENTS NOTES: Single Garage is Leasehold with a 999 year lease dated from 1/1/2012.

## Accommodation

### Entrance Hallway

Large storage cupboard and stairs to:

### Lounge / Kitchen

16' narrowing to x 16' 7" (4.88m narrowing to x 5.05m)

Open plan living / kitchen with Bose surround sound and television, fan assisted oven, gas hob, extractor, plumbing for washing machine and dishwasher, recently installed Viessmann central heating boiler with 9-year warranty remaining and a Kinetico water softener with a separate water filter for drinking water.

### Bedroom One

16' x 10' 2" (4.88m x 3.10m)

### Bedroom Two

8' 5" x 15' 11" (2.57m x 4.85m)

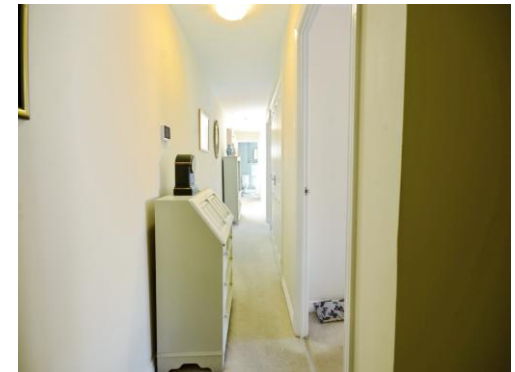
### Bathroom

3-piece bathroom with shower over bath, window and extractor fan.

### Garage

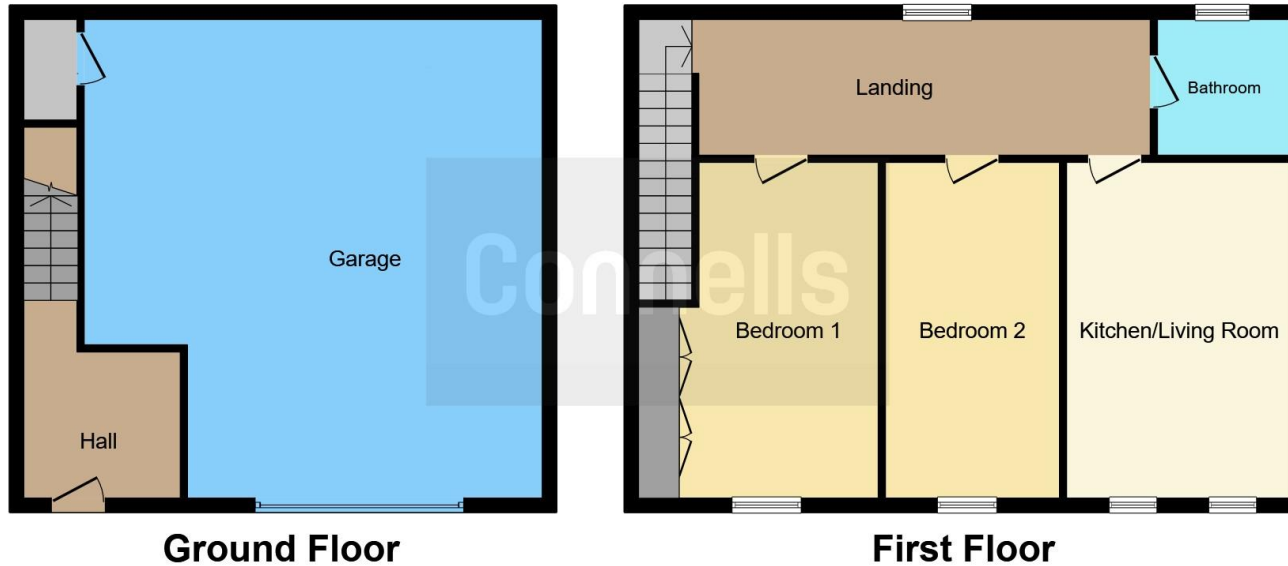
11' x 19' 7" (3.35m x 5.97m)

Leasehold single garage located underneath.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 Band: B

Tenure: Freehold

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