



Weyhill Road, Andover, SP10 3LJ
Asking Price £425,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive three-bedroom semi-detached home offers a fantastic blend of character, space and practicality, making it ideal for families or those looking to upsize.

The ground floor is well laid out, with a welcoming entrance hall leading through to a bright and spacious sitting room, enhanced by a bay window that floods the space with natural light. To the rear, a separate dining room provides an excellent area for entertaining, with easy access through to the kitchen/breakfast room, creating a sociable and functional flow. A useful utility room adds further practicality and storage.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous main bedroom. The remaining rooms offer flexibility for family living, guest accommodation or a home office, all served by a family bathroom.

Externally, the property benefits from a generous rear garden, thoughtfully arranged with a patio seating area perfect for outdoor dining and entertaining, leading onto a lawned area with a garden shed. To the front, there is ample driveway parking.

Overall, this is a well-balanced home offering both character features and versatile living space, situated in a convenient and well-regarded location.



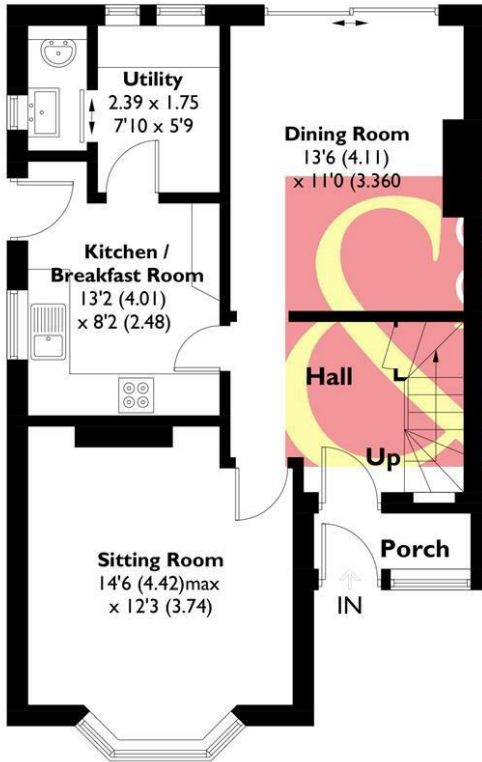


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.

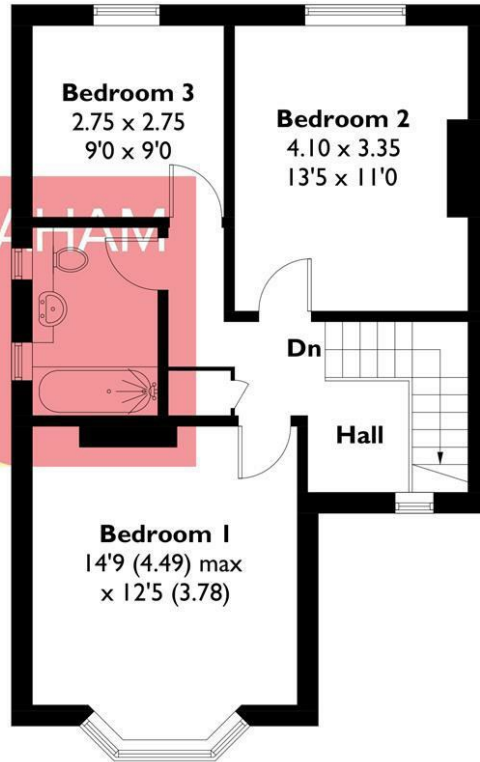




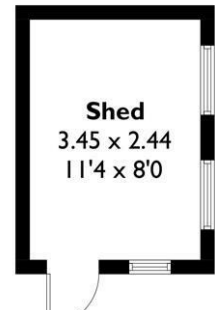
APPROXIMATE GROSS INTERNAL AREA = 1205 SQ FT / 112.0 SQ M
SHED = 90 SQ FT / 8.4 SQ M
TOTAL = 1295 SQ FT / 120.4 SQ M



GROUND FLOOR
621 SQ FT / 57.7 SQ M



FIRST FLOOR
584 SQ FT / 54.3 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1295694)
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(81-91) B			
(69-80) C			80
(55-68) D		68	
(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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