



8 Orchid Court, Andover, SP10 3QH
Guide Price £270,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Welcome to this stunning three-bedroom extended family home located in the desirable Orchid Court, Andover. This mid-terrace property has been extensively upgraded, offering a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The property boasts three reception rooms, including a versatile study that is ideal for those who work from home or require a quiet space for reading. The sitting room is inviting and perfect for relaxation, while the open-plan stylish fitted kitchen is a true highlight. This contemporary kitchen seamlessly flows into the dining and family room, enhanced by a beautiful lantern that floods the space with natural light, creating an airy and welcoming atmosphere.

Currently, the property is presented as having two bedrooms, but it retains the potential for three, allowing for flexibility to suit your family's needs. The luxury fitted shower room is a modern retreat, designed with high-quality fixtures and finishes.

Outside, you will find private landscaped gardens that provide a tranquil space for outdoor enjoyment, whether it be for entertaining guests or simply unwinding after a long day.

This home is not just a property; it is a lifestyle choice, offering comfort, style, and a wonderful community in which to live. Do not miss the opportunity to make this exceptional family home your own.





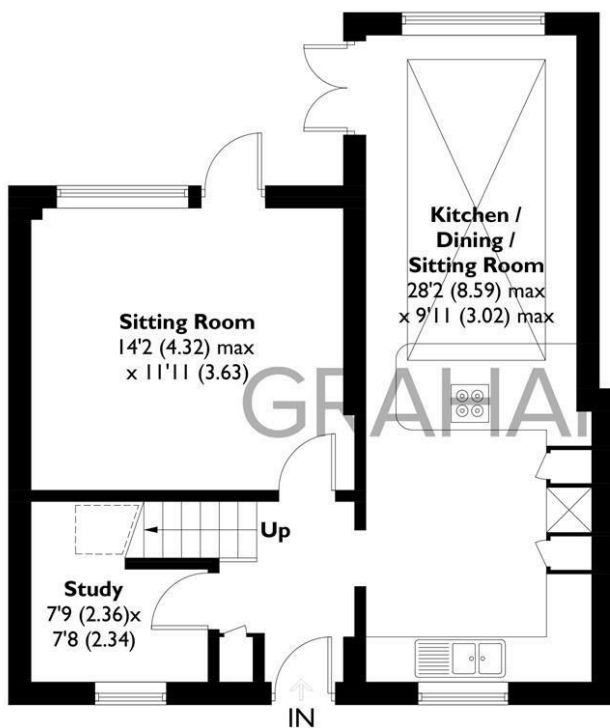
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



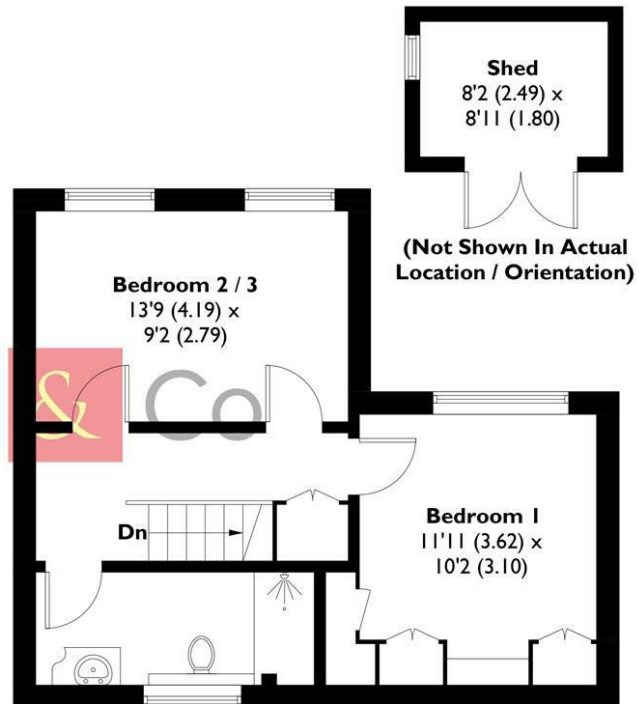


APPROXIMATE GROSS INTERNAL AREA = 983 SQ FT / 91.3 SQ M
SHED = 48 SQ FT / 4.5 SQ M
TOTAL = 1031 SQ FT / 95.8 SQ M

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GROUND FLOOR
574 SQ FT / 53.3 SQ M



FIRST FLOOR
409 SQ FT / 38.0 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 (ID1340174)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	74	79
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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