



11 Waterloo Terrace, Anna Valley, Andover, SP11 7LY  
Guide Price £380,000





## 11 Waterloo Terrace, Anna Valley Andover, Guide Price £380,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after and picturesque village of Anna Valley within catchment of popular schools and having a local farm shop, Graham & Co are delighted to offer for sale this impressive character cottage offering well planned accommodation over three floors. The cottage itself benefits from an entrance hall leading to sitting room with views to front and open fireplace, separate snug/dining room with log burner and a fitted kitchen with oak fronted units leading to breakfast room having bi-fold doors to the garden, cloakroom. To the first floor there are three bedrooms and modern bathroom with steps from the landing leading to a loft room which is used at present as a bedroom (we understand there are no building regulations for the loft room). Outside the rear garden is well established having flower and shrub beds, lawn and garden shed which has electric power connected.







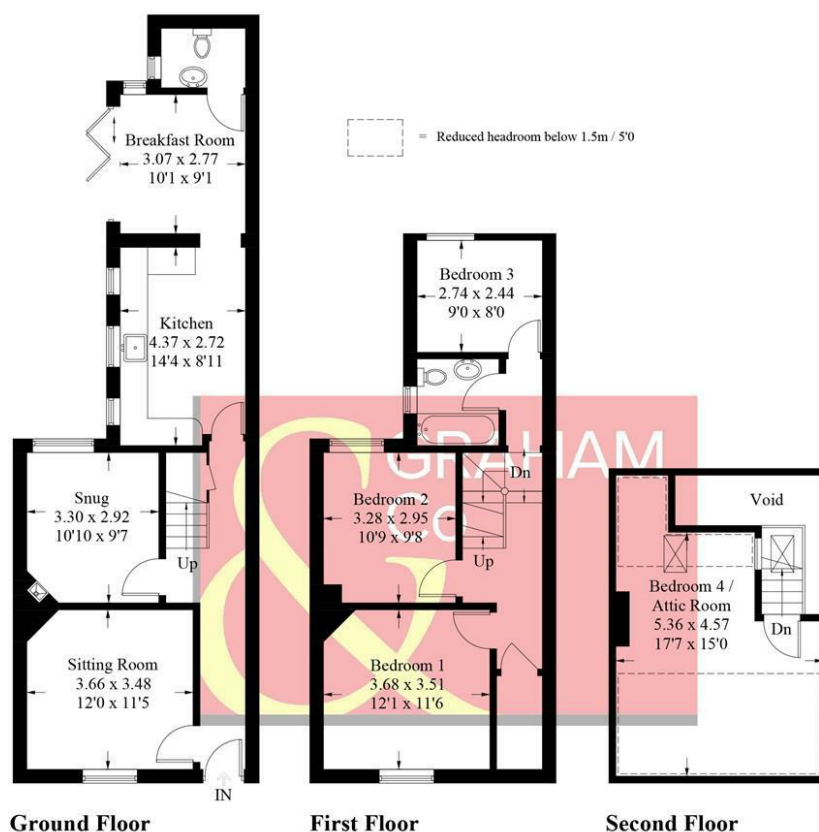
The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbotts Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.





# Waterloo Terrace, Anna Valley, Andover, SP11

Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft  
(Including Attic Room / (Excluding Void))



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID576590)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(29-42) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.