



38 Merino Road, Andover, SP11 6SP  
Guide Price £317,500



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This well presented three-bedroom end-of-terrace home, built in 2020 by Taylor Wimpey Homes, combines modern design with practical living. Benefiting from its end-of-terrace position, the property features additional side windows in the entrance hall, kitchen, and first-floor landing, creating a bright and airy atmosphere throughout. The home also retains the remainder of the NHBC builders' warranty, offering peace of mind for its new owners. The ground floor comprises a welcoming entrance hall, a spacious living room positioned at the front of the property, and a convenient downstairs cloakroom. To the rear, the modern kitchen and dining room provide an excellent space for cooking, dining, and entertaining, with French doors leading directly to the rear garden. Upstairs, the property offers three well-appointed bedrooms. The primary bedroom features an en-suite shower room, adding a touch of luxury and convenience. There is a second double bedroom, as well as a generously sized single bedroom, making this home ideal for families or those needing a home office. A stylish family bathroom completes the first floor. Externally, the rear garden has been thoughtfully designed with an extended patio area, perfect for outdoor dining or entertaining. The garden is enclosed with a combination of brick walling and timber fencing for privacy, with gated access leading to the two allocated parking spaces at the rear. This modern and well-maintained property is perfect for families or professionals looking for a stylish, low-maintenance home in a sought-after location.



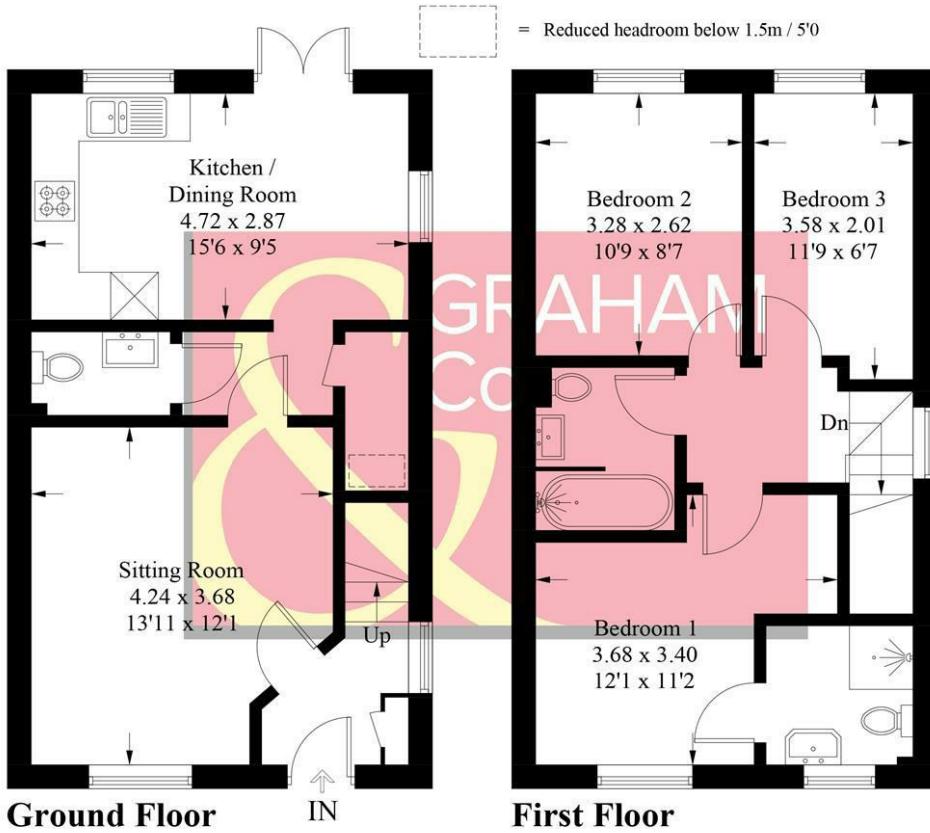


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.



**Merino Road, SP11**

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



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 (ID1160110)

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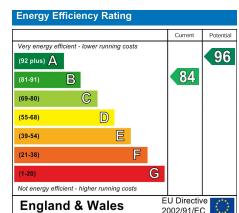
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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.