



46 Merino Road, Andover, SP11 6SP  
Guide Price £339,950





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#### PROPERTY DESCRIPTION BY Miss Jay Cowan

An ideal three-bedroom semi-detached townhouse, perfectly positioned overlooking a green expanse. This inviting home features a landscaped garden and a convenient carport. On the ground floor, find a practical kitchen, a cosy lounge, and a handy downstairs toilet. The first floor hosts two double bedrooms and a family bathroom. The top floor is dedicated to a spacious master bedroom with built-in wardrobes and an ensuite. This semi-detached townhouse offers a comfortable and practical living space with a touch of outdoor charm—a perfect blend for modern living. There is a 7kw electric vehicle charging point in the car port.







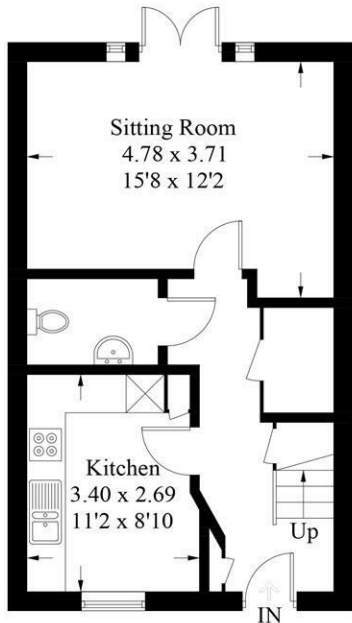
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



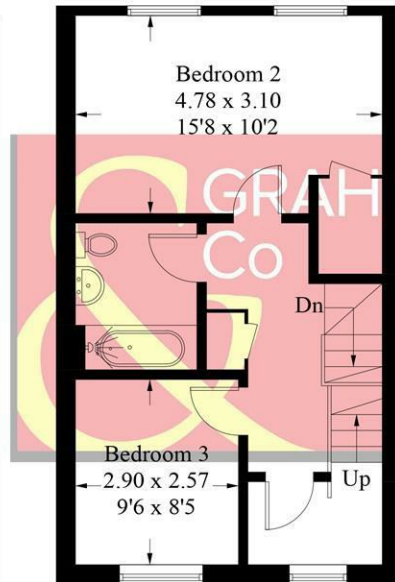


## Merino Road, SP11

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft  
(Excluding Car Space)

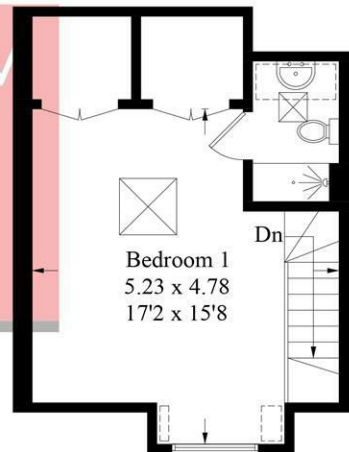


**Ground Floor**

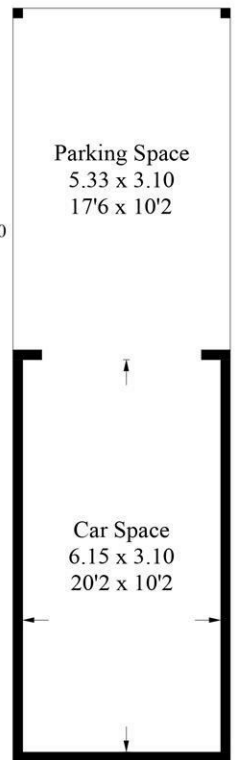


**First Floor**

= Reduced headroom below 1.5m / 5'0



**Second Floor**



(Not Shown In Actual Location / Orientation)

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 (ID1031238)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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