



144 Merino Road, Andover, SP11 6SZ
Asking Price £350,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive modern home is well positioned within a popular residential development, enjoying a pleasant outlook and a peaceful setting. Set back from the road, the property benefits from allocated parking and a welcoming approach leading to the front entrance.

Inside, the accommodation is thoughtfully arranged and well balanced, making it ideal for a range of buyers. The sitting room provides a comfortable and inviting space to relax, with natural light enhancing the room with patio doors leading to the back garden. The kitchen/dining room forms the heart of the home, offering a sociable layout that works equally well for everyday living and entertaining. The kitchen is neatly arranged with ample storage and worktop space, while the dining area comfortably accommodates a table for family meals or gatherings. A ground floor cloakroom adds further practicality.

Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom with an ensuite shower room, alongside a modern family bathroom. Each room feels light and airy, creating a calm and comfortable living environment.

One of the standout features of the home is its outlook. The property enjoys side views across well-maintained greenery, with the added benefit of overlooking a nearby play park. This provides an open, pleasant aspect and a sense of space, while being particularly appealing for families or those who enjoy green surroundings close by.

Overall, this is a well-presented home offering a great balance of indoor space, outdoor outlook, and a convenient location within the development.





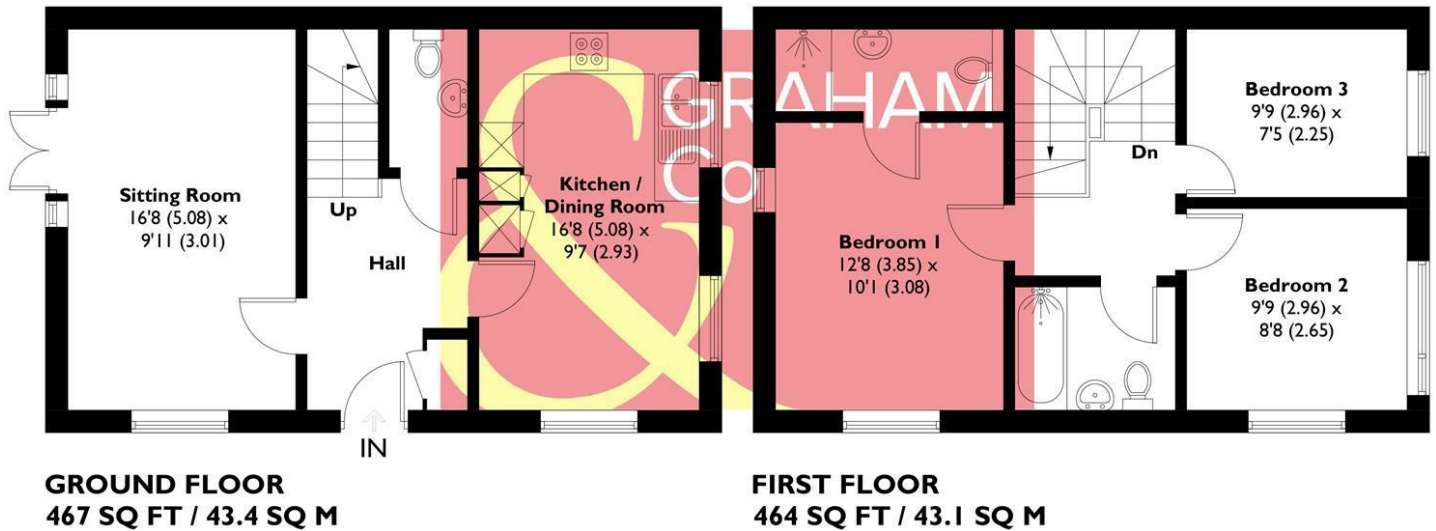
Augusta Pk Profile

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.





APPROXIMATE GROSS INTERNAL AREA = 931 SQ FT / 86.5 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 (ID 1272926)
Produced for Graham & Co

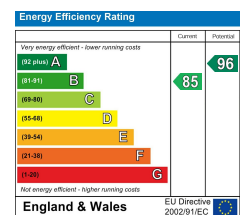
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

