



178 South Street, Andover, SP10 2BS
Guide Price £400,000



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PROPERTY DESCRIPTION BY Mr Nick King

Nestled on South Street in the charming town of Andover, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features two bathrooms, ensuring ample facilities for the household. While they serve their purpose well, the true highlights of this property lie beyond the interiors. A lovely balcony extends from the living area, offering a serene spot to enjoy morning coffee or unwind in the evening while taking in the picturesque views.

One of the standout features of this home is its prime location. Situated close to the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. Additionally, the property backs onto a tranquil river, providing a peaceful backdrop and opportunities for leisurely walks along the water's edge into Rooksbury Mill Nature Reserve.

For those with vehicles, the property includes parking for two cars, adding to the convenience of modern living. This house on South Street is not just a place to live; it is a wonderful opportunity to embrace a lifestyle that combines comfort, accessibility, and natural beauty. Don't miss the chance to make this charming property your new home.





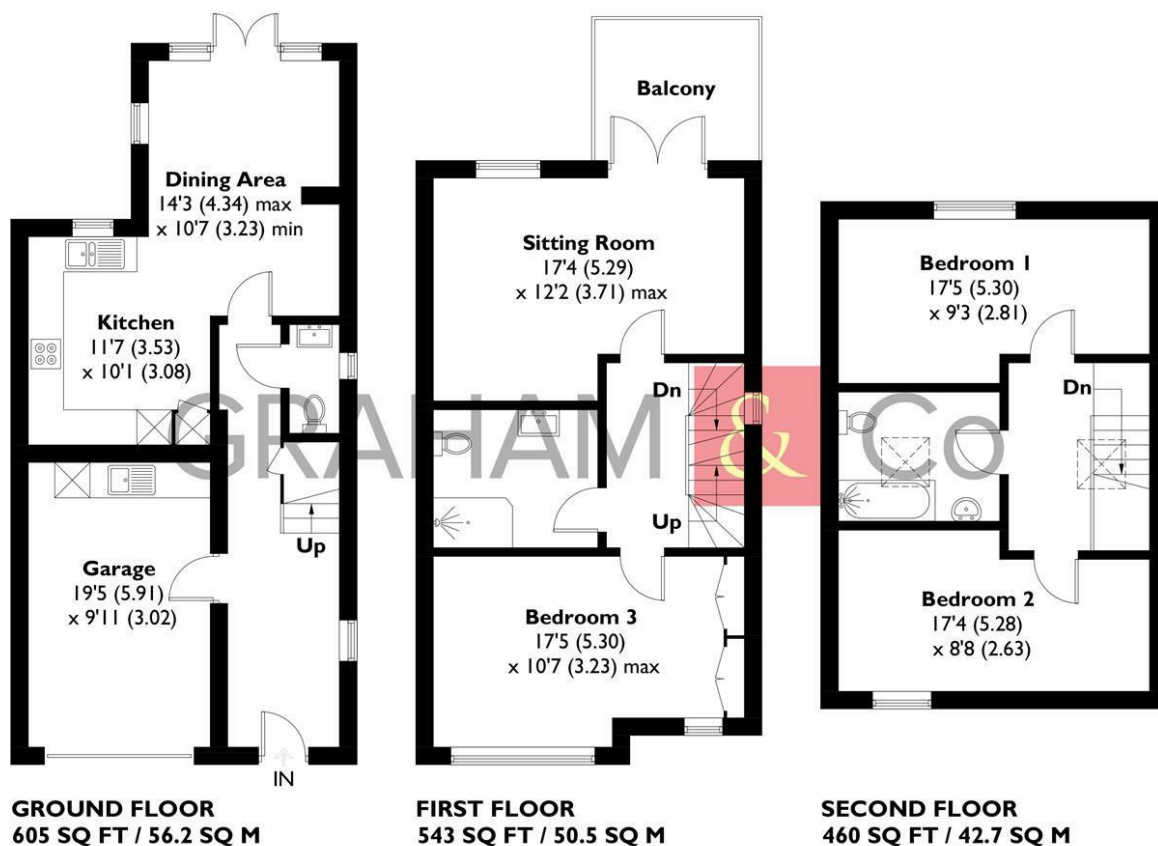
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1608 SQ FT / 149.4 SQ M
(INCLUDING GARAGE)**

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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 (ID1328688)
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	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		93
(81-94) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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