



4 Adelaide Mews, Adelaide Road, Andover, SP10 1HF  
Asking Price £229,950





## 4 Adelaide Mews, Adelaide Road Andover, Asking Price £229,950

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

A delightful two-bedroom terraced mews house, centrally located in the heart of Andover. Built approximately 10 years ago, this modern home offers contemporary living with a host of desirable features, including gas central heating and double glazing throughout.

The ground floor comprises a stylish, well-fitted kitchen, a convenient downstairs toilet, and a bright living room at the rear with doors leading to a charming, southerly-facing rear garden—perfect for enjoying the sunshine. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom.

Additional benefits include an allocated parking space and the added advantage of no onward chain, offering vacant possession for a hassle-free move. Ideal for first-time buyers, investors, or those looking for a centrally located, low-maintenance home.







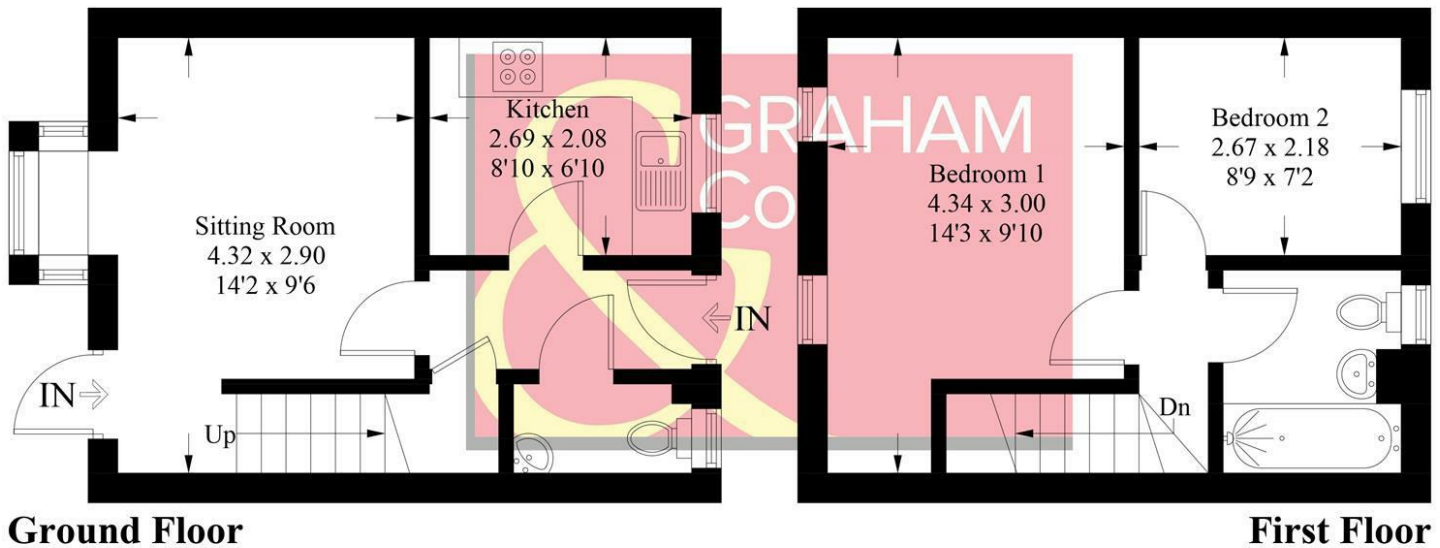
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Adelaide Mews, SP10

Approximate Gross Internal Area = 52.1 sq m / 561 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 (ID1135651)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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