



13 Waterloo Terrace, Anna Valley, Andover, SP11 7LY
Asking Price £375,000



13 Waterloo Terrace, Anna Valley Andover, Asking Price £375,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the heart of the popular village of Anna Valley, this beautifully presented two-bedroom semi-detached cottage seamlessly blends historical charm with modern comfort. Originally a workers' cottage for the Waterloo Iron Works, the property has been thoughtfully updated to provide a cozy and inviting home. Upon entering the cottage, you are welcomed by an entrance hall that leads to the first floor. A study area is conveniently located for a home office or quiet reading nook. The utility room offers practical space with a convenient downstairs toilet. The spacious living/dining room features a log-burning stove and windows to both the front and rear, filling the room with natural light. The well-appointed kitchen/breakfast room includes shaker-style units, built-in appliances, and a matching breakfast bar. Garden views can be enjoyed from the rear window, with a door providing direct access to the garden. Upstairs, the principal bedroom is bright and airy with two windows to the front. The second bedroom overlooks the rear garden, providing a peaceful retreat. The spacious and modern main bathroom includes a window to the side. The exterior of the property boasts a beautifully maintained garden, primarily laid to lawn with a delightful mix of flowering borders, beds, and fruit trees. A timber garden shed is situated at the rear, offering additional storage. The garden can be accessed via a side gate from the front of the property, and the driveway provides off-road parking for your convenience. This charming cottage in Anna Valley is perfect for those seeking a peaceful village lifestyle with easy access to modern amenities.



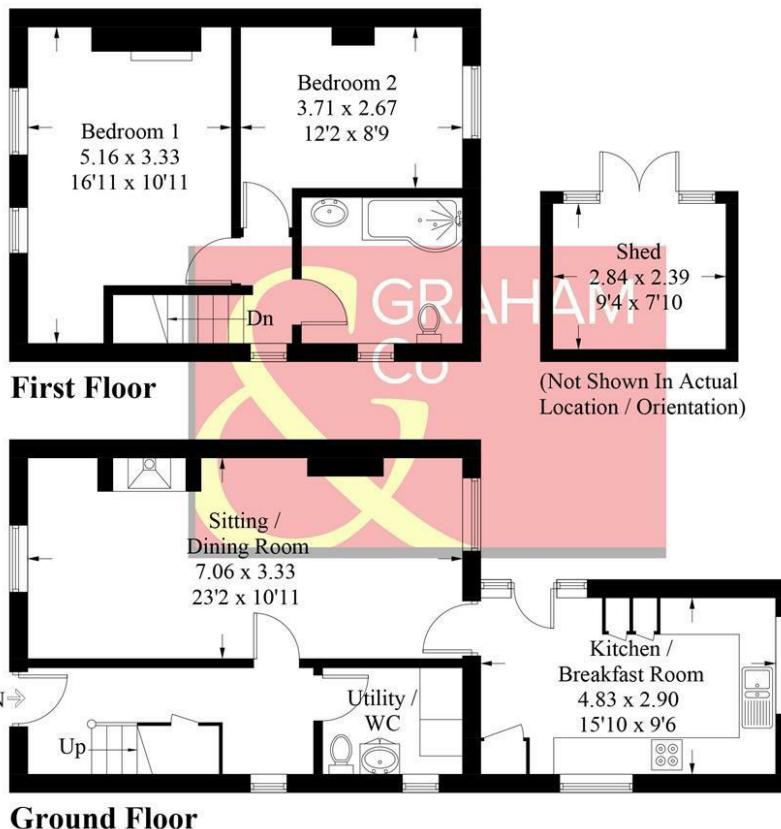


The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbotts Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.



Waterloo Terrace, SP11

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft
 Shed = 6.8 sq m / 73 sq ft
 Total = 96.3 sq m / 1036 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 (ID1109990)

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(81-91)	B		
(69-80)	C		62
(58-68)	D		
(39-57)	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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