



Weave Crescent, Andover, SP11 6SQ  
Asking Price £250,000



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### PROPERTY DESCRIPTION BY Miss Molly Scruton

Offered to the market as a Discount Market Unit (DMU), this well-presented two-bedroom end-of-terrace home provides an excellent opportunity for eligible purchasers to step onto the property ladder. Situated in a modern development, the property benefits from off-road parking to the side and a generous enclosed rear garden.

The accommodation begins with an entrance hall, providing access to a convenient downstairs cloakroom. The modern fitted kitchen is positioned to the front of the property and offers a range of wall and base units with ample worktop space and room for everyday appliances. To the rear, the spacious open-plan sitting/dining room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the rear patio and garden, allowing plenty of natural light to flood the room.

The first floor comprises two generous double bedrooms, both offering ample space for furniture, together with a well-appointed family bathroom finished with a modern three-piece suite.

Externally, the rear garden is fully enclosed and enjoys a large paved patio, ideal for outdoor dining, with the remainder laid to lawn and a useful garden shed. To the side of the property is allocated off-road parking, providing convenient parking for residents.



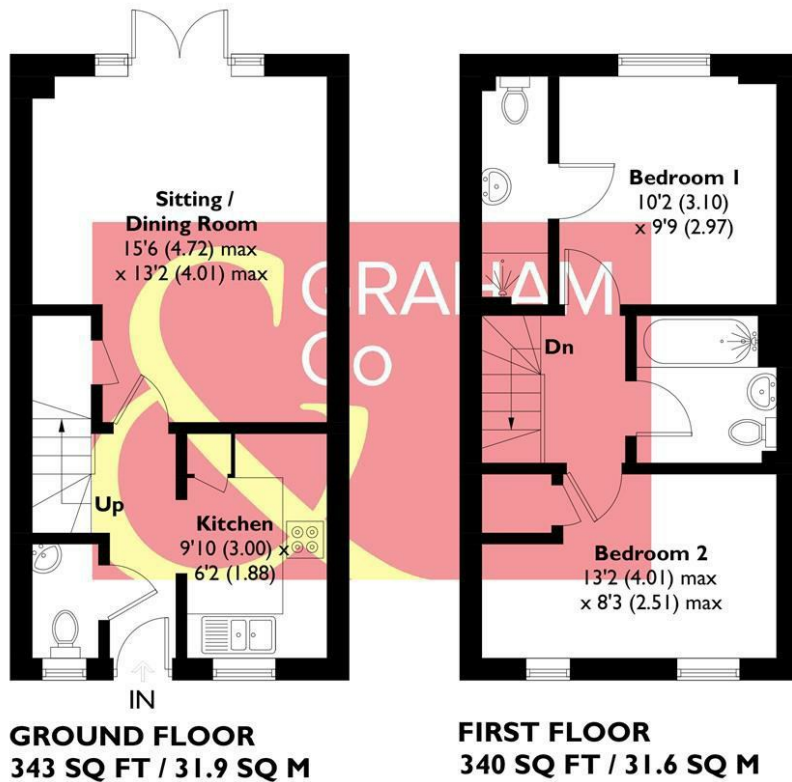


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 683 SQ FT / 63.5 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 (ID1314259)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		97
(81-91)	B	83	
(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: C



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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.

