



160 Merino Road, Andover, SP11 6SZ
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming semi-detached house located on Merino Road in Andover. This property offers a comfortable and practical living space, ideal for families or those seeking a bit more room. With three well-proportioned bedrooms, there is ample space for relaxation and rest. The house features a reception room that provides a welcoming area for entertaining guests or enjoying quiet evenings at home.

The property boasts two bathrooms, ensuring convenience for all occupants. This is particularly beneficial for families or those who appreciate having additional facilities. The layout is designed to maximise space and functionality, making it a delightful place to call home.

Parking is available for two vehicles, which is a valuable asset in this area. This feature adds to the practicality of the property, allowing for easy access and convenience for residents and visitors alike.

Situated in a pleasant neighbourhood, this house is well-positioned to take advantage of local amenities, schools, and transport links. It presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home.

In summary, this semi-detached house on Merino Road is a wonderful choice for anyone seeking a spacious and well-equipped property in Andover. With its three bedrooms, two bathrooms, and parking for two vehicles, it offers both comfort and convenience in a desirable location.





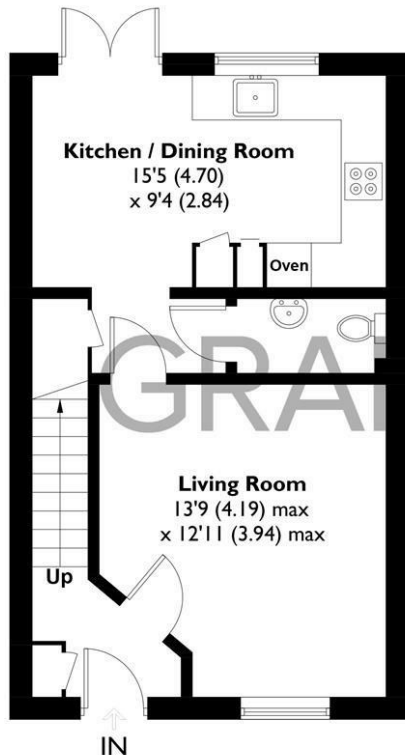
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



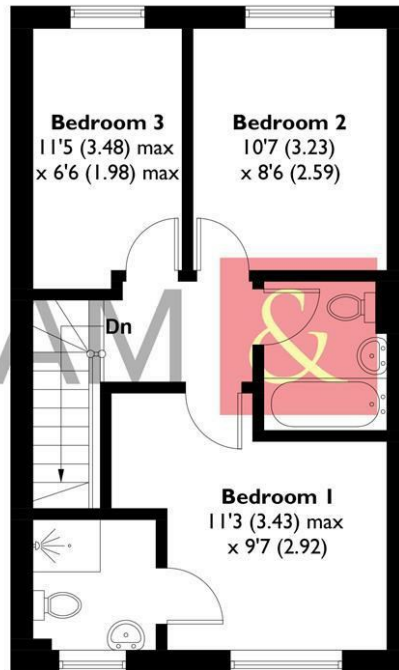


APPROXIMATE GROSS INTERNAL AREA = 857 SQ FT / 79.7 SQ M
SHED = 24 SQ FT / 2.2 SQ M
TOTAL = 881 SQ FT / 81.9 SQ M

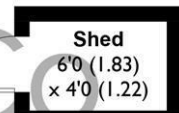
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GROUND FLOOR
430 SQ FT / 40.0 SQ M



FIRST FLOOR
427 SQ FT / 39.7 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1345038)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		95
(81-94) B	83	
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) 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.