



107 Hibiscus Crescent, Andover, SP10 3WF
Guide Price £335,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming townhouse located on Hibiscus Crescent in the desirable area of Andover. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an en suite bathroom, providing a private retreat for relaxation.

The townhouse offers two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The kitchen is functional and well-equipped, catering to all your culinary needs. To the rear of the property you will find a lovely conservatory that floods the space with natural light, creating a warm and welcoming atmosphere.

Outside, the property benefits from a rear garden, providing a tranquil outdoor space for gardening, play, or simply unwinding after a long day. Additionally, the property includes a garage and a driveway, ensuring ample parking and storage options.

Situated in a peaceful neighbourhood, this townhouse is conveniently located near local amenities, schools, and parks, making it an excellent choice for those looking to settle in a friendly community. With its combination of space, comfort, and practicality, this property is not to be missed. We invite you to come and experience all that this lovely home has to offer.



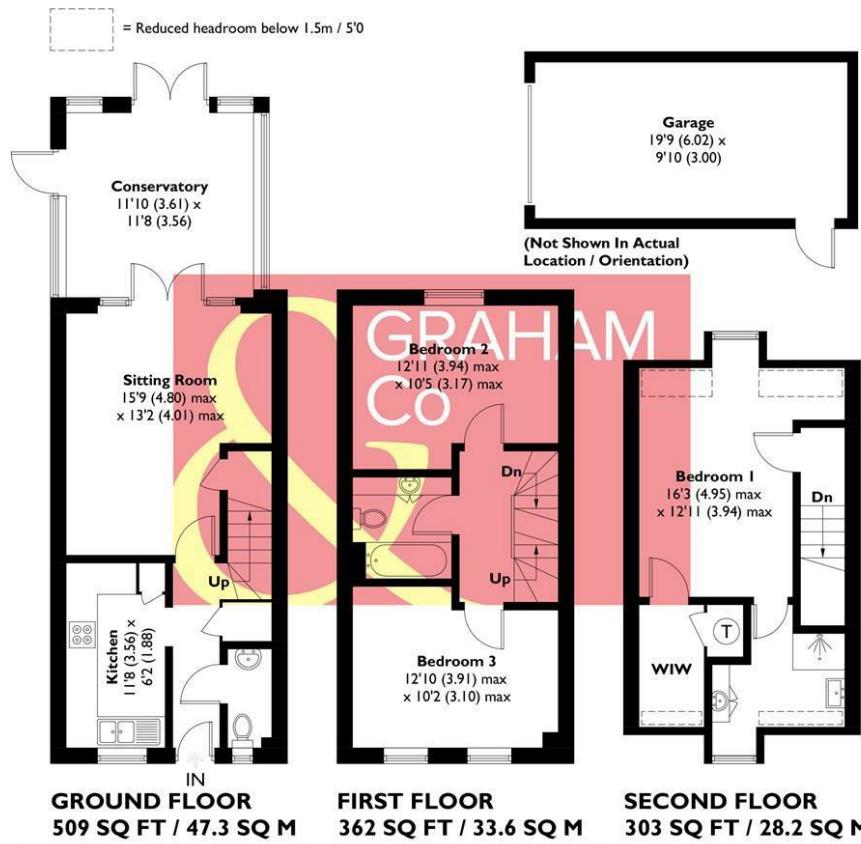


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1174 SQ FT / 109.1 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1368 SQ FT / 127.1 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 (ID1266391)

Produced for **Graham & Co**

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (58-68) | D | | |
| (39-57) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 77 |
| EU Directive 2002/91/EC | | | |

Tax Band: D



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