

89 The Drove, Andover, SP10 3DW  
Asking Price £225,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented ground floor maisonette offers a stylish and contemporary living space, finished to a high standard throughout. The property boasts a thoughtfully designed layout, ideal for modern living, with well-proportioned rooms and a seamless flow between spaces. Benefitting from two private access doors, the home can be entered from both the garden and the rear, adding convenience and a sense of privacy.

The kitchen is a real highlight, featuring sleek cabinetry and quality worktops, with space for both integrated or freestanding appliances including a washing machine and dishwasher, making it perfect for everyday use and entertaining. The living areas are bright and inviting, enhanced by natural light and a neutral décor that creates a warm, welcoming atmosphere.

The bedrooms are generously sized, offering comfortable accommodation with flexibility for families, professionals, or those working from home. The bathroom is finished with modern fittings, providing a clean and stylish space to unwind.

Externally, the property benefits from a garage, off-road parking directly in front, and a well-maintained outdoor area, ideal for relaxing or socialising. Additional features include practical storage solutions and convenient access to local amenities, transport links, and surrounding areas.

This is a fantastic opportunity to acquire a move-in-ready home that combines comfort, style, and practicality.



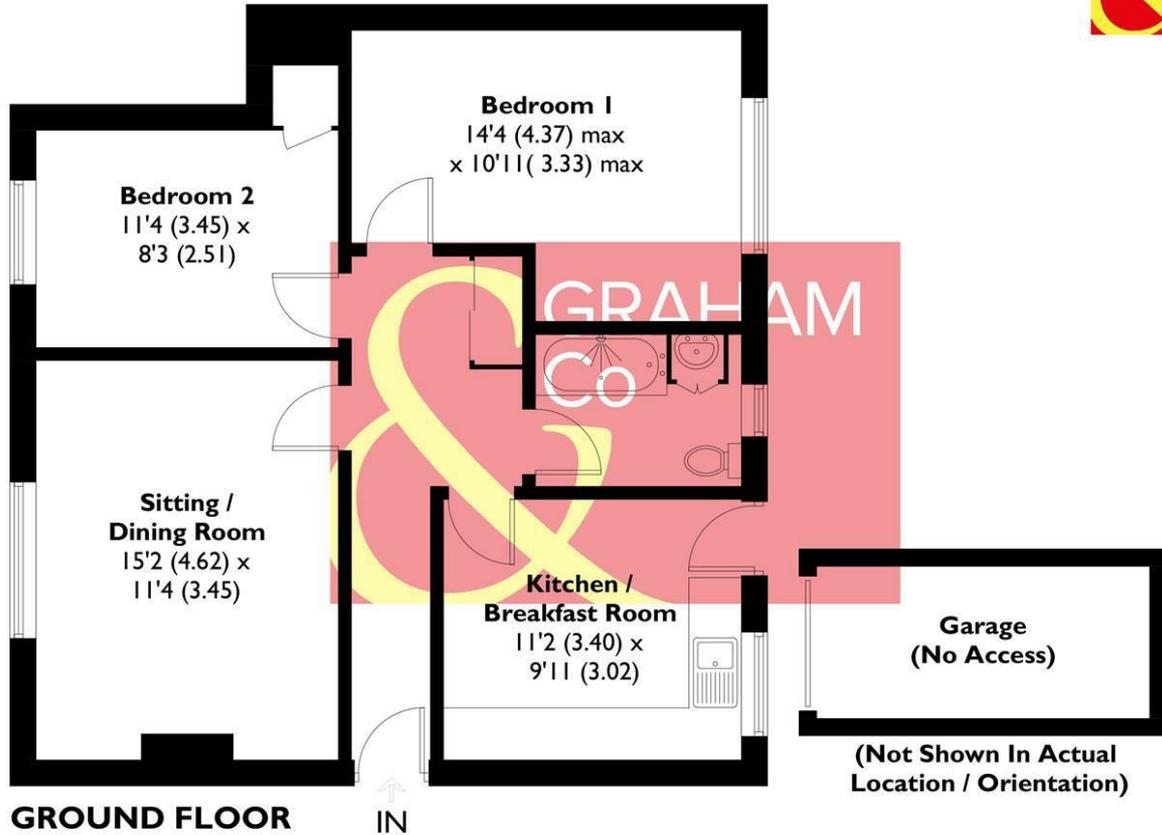


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 673 SQ FT / 64.4 SQ M  
(EXCLUDING GARAGE)**



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 (ID1287736)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Tax Band: B**



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