



18 Portway Close, Andover, SP10 3DA  
Guide Price £265,000



## 18 Portway Close, Andover, Guide Price £265,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in a peaceful and private close, this much-loved three-bedroom terraced house is now available for sale, offering a wonderful opportunity for the new owners to renovate and personalise to their own taste. Having been a cherished home for many years, this property is brimming with potential and is offered for sale with no forward chain. As you enter the property, you are welcomed by an inviting entrance hall with stairs leading to the first floor. The ground floor accommodation includes a spacious sitting room, perfect for relaxing or entertaining, and a kitchen/dining room that provides ample space for family meals and gatherings. The property has also been thoughtfully extended in the past to include an additional reception room at the rear, offering extra living space or the flexibility to be used as a home office, playroom, or snug. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat at the end of the day. The first floor is completed by a family bathroom and a separate toilet, ensuring convenience for the whole family. Outside, the rear garden is laid to lawn and features mature plant and shrub borders, creating a serene outdoor space to enjoy. A timber garden shed provides additional storage for tools and outdoor equipment. In addition to the house, the sale includes a single garage located in a nearby block, perfect for secure parking or extra storage, and adding further value to this already appealing property. This is a rare opportunity to acquire a home with so much potential in a desirable location.



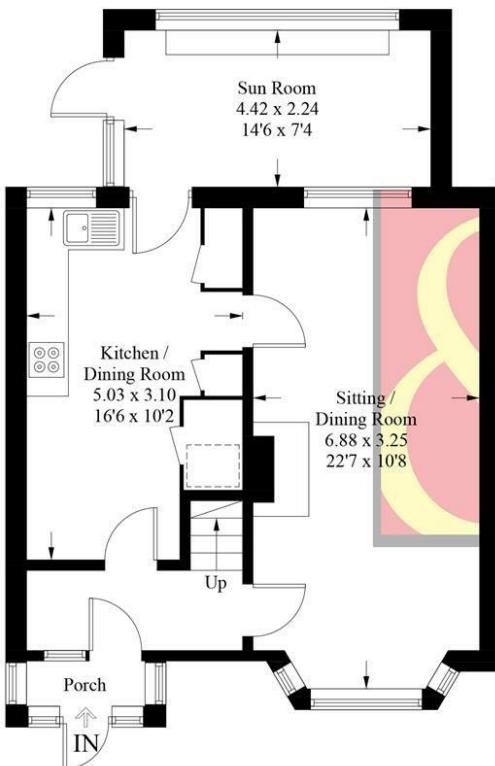


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



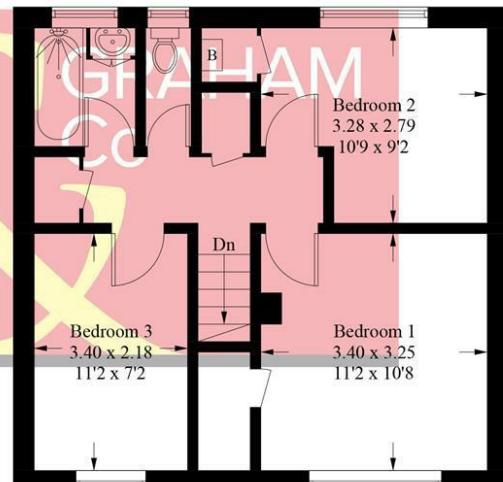
## Portway Close, SP10

Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 110.4 sq m / 1189 sq ft

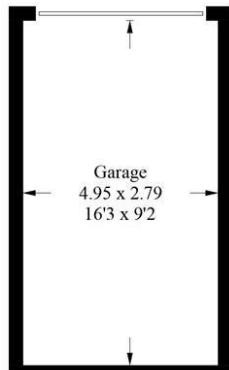


**Ground Floor**

= Reduced headroom below 1.5m / 5'



**First Floor**



(Not Shown In Actual Location / Orientation)

### 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 (ID1115970)

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**Tax Band: C**



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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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.