



2 Stratford Road, Andover, SP11 6XX  
Guide Price £325,000





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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Stratford Road in the charming town of Andover, this delightful three-bedroom semi-detached townhouse, built in 2018, offers a perfect blend of modern living and comfort. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed kitchen, ideal for culinary enthusiasts. The ground floor also features a convenient downstairs cloakroom and an understairs cupboard, providing ample storage space.

The inviting lounge diner is a highlight of the home, boasting a door that opens directly into the low-maintenance rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying quiet family evenings.

As you ascend to the first floor, you will find a generously sized double bedroom, a family bathroom, and a third bedroom, which can serve as a guest room or a study. The top floor is dedicated to the impressive master bedroom, offering a private retreat with plenty of natural light.

This property also benefits from parking for two vehicles, ensuring convenience for you and your guests. The low-maintenance rear garden is an added bonus, providing a tranquil outdoor space to relax and unwind.

In summary, this townhouse on Stratford Road is an excellent opportunity for those seeking a modern home in great condition, with ample space and a convenient location. Don't miss the chance to make this lovely property your own.







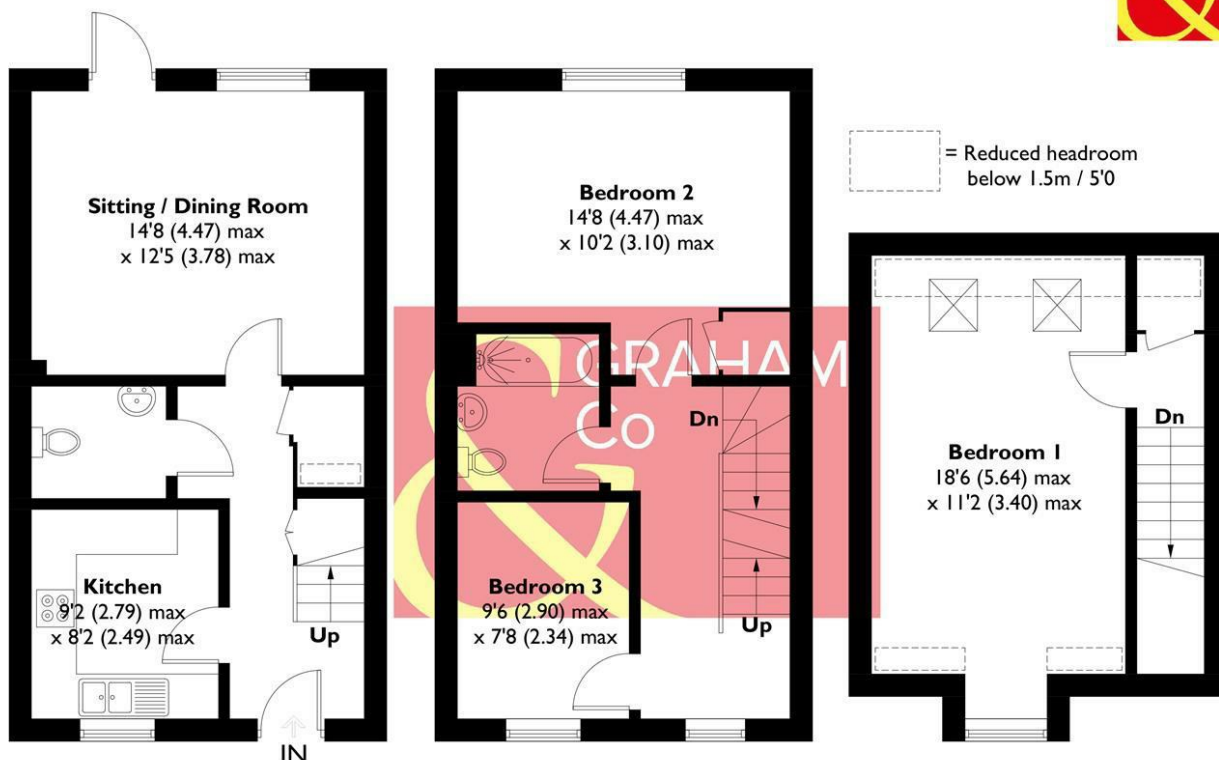
Augusta Park/The Chariots has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a 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 = 1082 SQ FT / 100.6 SQ M**



**GROUND FLOOR**  
405 SQ FT / 37.6 SQ M

**FIRST FLOOR**  
402 SQ FT / 37.4 SQ M

**SECOND FLOOR**  
275 SQ FT / 25.6 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 (ID1246983)

**Produced for Graham & Co**

## MORTGAGE ADVICE

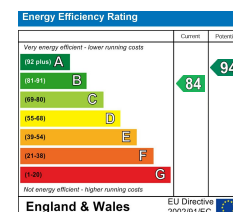
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

