



**25 Hanson Road, Andover, SP10 3HL**  
**Guide Price £325,000**





## 25 Hanson Road, Andover, Guide Price £325,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Hanson Road in the charming town of Andover, this beautifully renovated semi-detached house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and two stylish bathrooms, this property is ideal for families or those seeking extra space. Being sold with no onward chain.

Upon entering, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the brand new kitchen, which boasts contemporary fittings and ample storage, making it a delight for any home cook. The newly installed downstairs bathroom adds to the practicality of the layout, ensuring comfort for all residents.

Upstairs, you will find a newly fitted shower room and toilet, designed with modern aesthetics in mind. The entire house has been fully re-floored and redecorated, creating a fresh and welcoming atmosphere throughout.

The rear garden has been fully re-turfed, providing a lovely outdoor space for relaxation or family gatherings. Its proximity to Andover train station and the town centre means that you will have easy access to local amenities, shops, and transport links, making this location both convenient and desirable.

This semi-detached house on Hanson Road is a rare find, combining modern comforts with a prime location. It is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property.





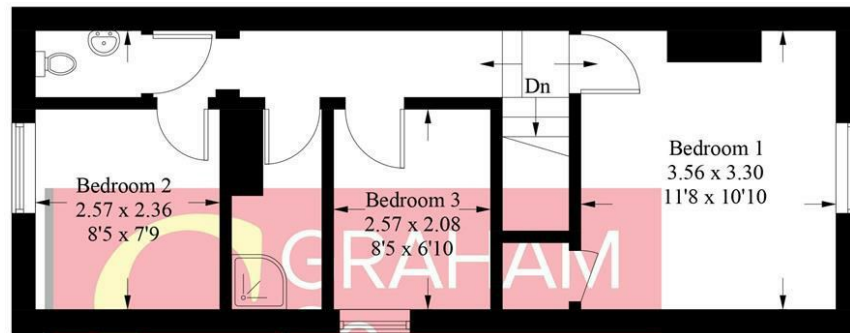
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





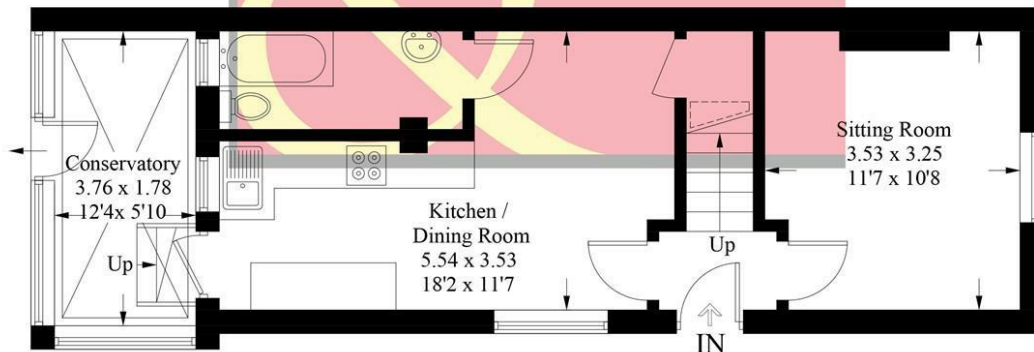
## Hanson Road, SP10

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft



**First Floor**

Reduce head height below 1.5m



**Ground Floor**

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 (ID965635)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(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: 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.