



47 Roving Close, Andover, SP11 6UL  
Guide Price £365,000



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled in the charming area of Roving Close, Andover, this delightful semi-detached townhouse offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts a welcoming reception room that flows seamlessly into a spacious lounge diner, perfect for entertaining guests or enjoying family meals.

The kitchen is thoughtfully designed, providing ample space for culinary creations, while a convenient downstairs cloakroom with a WC adds to the practicality of the home. On the first floor, you will find two generously sized bedrooms, alongside a family bathroom that caters to the needs of the household. The top floor is dedicated to a large master bedroom, complete with built-in wardrobes and an en suite bathroom, offering a private retreat for relaxation.

Outside, the property features a well-maintained rear garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes a garage and a driveway with parking for up to three vehicles, ensuring that parking is never a concern.

This home is not only well-appointed but also conveniently located, making it an excellent choice for those looking to settle in a friendly community. With its modern amenities and spacious layout, this townhouse is a wonderful opportunity for anyone seeking a new place to call home in Andover.



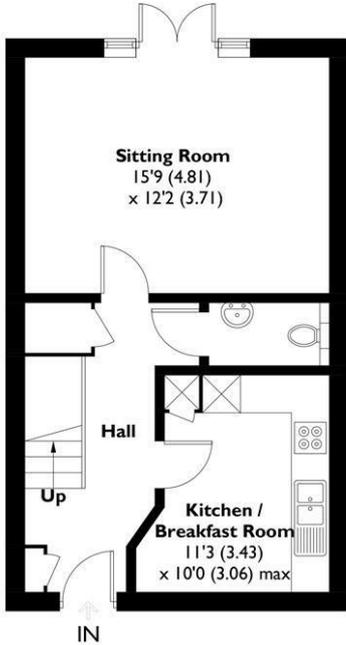


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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

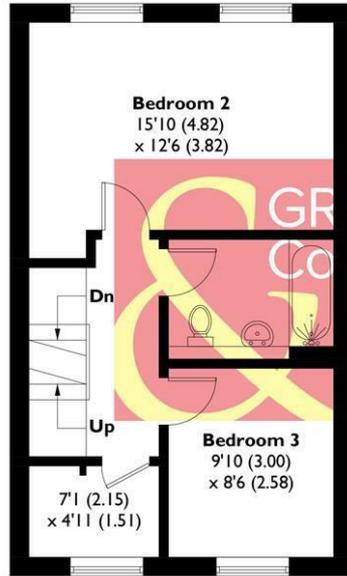




**APPROXIMATE GROSS INTERNAL AREA = 1218 SQ FT / 113.2 SQ M**  
**GARAGE = 191 SQ FT / 17.8 SQ M**  
**TOTAL = 1409 SQ FT / 131 SQ M**

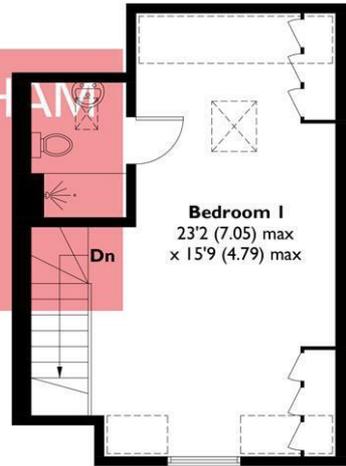


**GROUND FLOOR**  
442 SQ FT / 41.1 SQ M

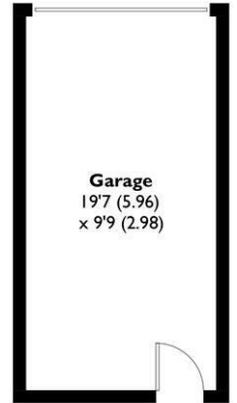


**FIRST FLOOR**  
439 SQ FT / 40.8 SQ M

= Reduced headroom below 1.5m / 5'0



**SECOND FLOOR**  
337 SQ FT / 31.3 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1267722)  
**Produced for Graham & Co**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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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.

