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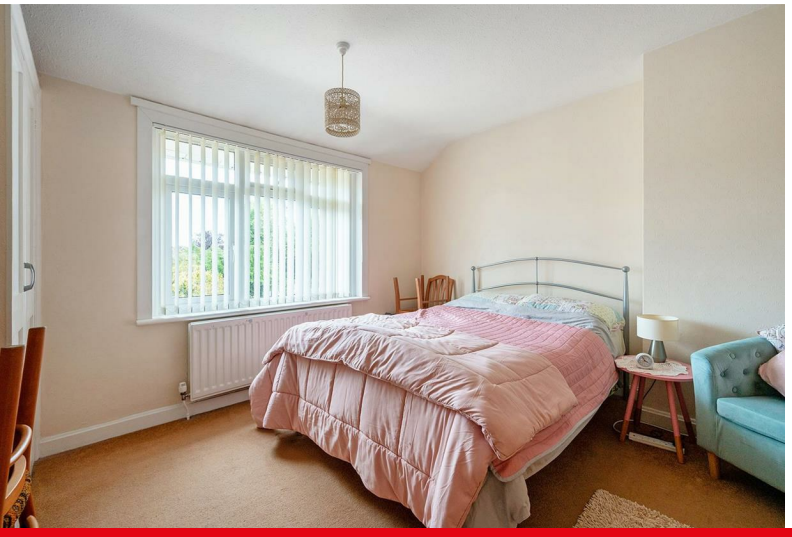

108 Salisbury Road, Andover, SP10 2LJ
Guide Price £380,000

# 108 Salisbury Road, Andover,
# Guide Price £380,000

## PROPERTY DESCRIPTION BY Mr Nick King

Nestled in the desirable location of Salisbury Road, Andover, this charming semi-detached house, the home offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by an entrance hall that leads to two inviting reception rooms. The living room is perfect for relaxation, while the dining room provides an excellent space for entertaining guests. The kitchen is functional and well-equipped, making meal preparation a delight. Additionally, the rear cloakroom features a convenient WC and utility room, enhancing the practicality of the home.

One of the standout features of this property is the large rear garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. There is also significant potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

The layout of the house is both practical and appealing, with a large driveway providing off-road parking. Upstairs, you will find three comfortable bedrooms and a shower room, ensuring that the family has all the necessary amenities.

This semi-detached house on Salisbury Road is not just a home; it is a wonderful opportunity to create lasting memories in a sought-after area. With its charming features and potential for expansion, this property is sure to attract interest. Do not miss the chance to make it your own.

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 = 965 SQ FT / 89.7 SQ M**
**OUTBUILDING = 54 SQ FT / 5.0 SQ M**
**TOTAL = 1019 SQ FT / 94.7 SQ M**

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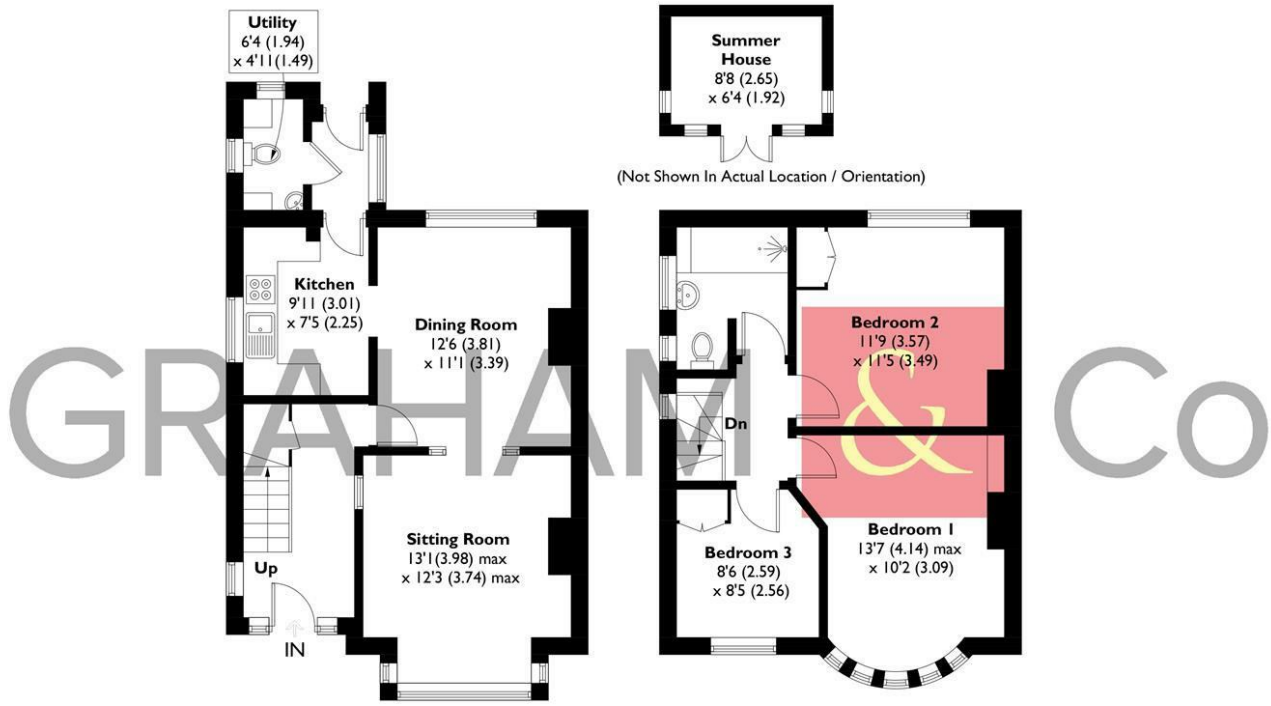


**GROUND FLOOR**
**509 SQ FT / 47.3 SQ M**

**FIRST FLOOR**
**456 SQ FT / 42.4 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 (ID1328909)
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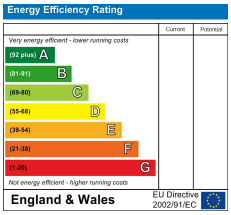


Tax Band: C

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