



89 Weyhill Road, Andover, SP10 3NR
Guide Price £400,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

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

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy living room, complete with a log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the impressive rear extension, which boasts an open-plan layout that seamlessly combines a beautifully fitted kitchen, dining area, and living space. This area is perfect for entertaining guests or enjoying family meals. Additionally, the ground floor features a separate utility room and a convenient downstairs loo, enhancing the practicality of the home.

Upstairs, you will find two spacious double bedrooms and a single bedroom, providing ample accommodation for family or guests. The family bathroom is well-appointed, ensuring comfort and convenience for all.

Externally, the property benefits from driveway parking for two vehicles, a significant advantage in this sought-after area. The large rear garden is a true highlight, featuring a patio area ideal for al fresco dining and a generous lawn, perfect for children to play or for gardening enthusiasts to cultivate their green fingers.



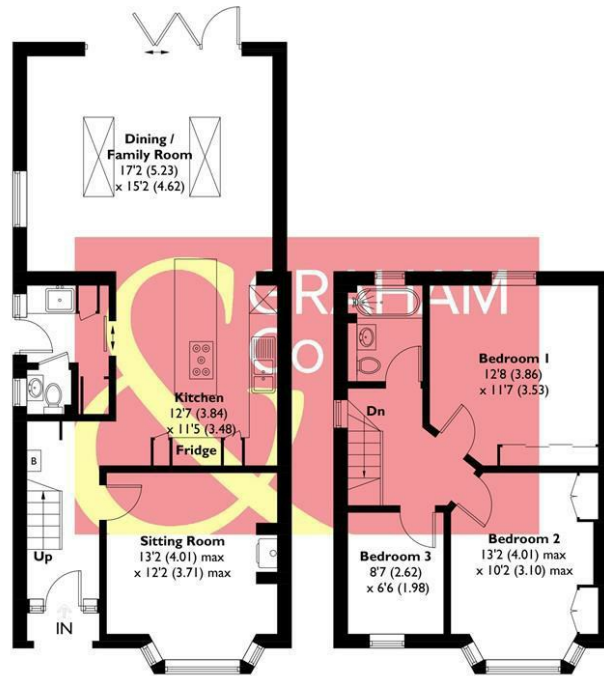


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1151 SQ FT / 107.0 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 (ID1277085)
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	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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