



8 Heath Vale, Andover, SP10 2AE
Asking Price £335,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This charming two-bedroom cottage offers well-balanced accommodation arranged over two floors and enjoys an attractive garden setting.

The ground floor opens into a welcoming entrance hall with stairs rising to the first floor and access to a convenient cloakroom. To the front of the property is a bright and comfortable sitting room, ideal for relaxing or entertaining. To the rear, the kitchen/dining room provides a sociable space with room for a dining table and direct access into a conservatory, which overlooks and opens onto the garden, making it a lovely additional living area throughout the year.

On the first floor, the property offers two well-proportioned bedrooms, both benefiting from natural light. The main bedroom enjoys useful eaves storage, while the second bedroom makes an ideal guest room, home office or nursery. The accommodation is completed by a family bathroom.

Externally, the property features an established front garden with a pathway leading to the entrance, providing an attractive approach. The cottage-style brick elevation and pitched tiled roof add to the home's character, while the inclusion of solar panels enhances energy efficiency.

Situated in a pleasant residential setting, this delightful home would suit a range of buyers including first-time purchasers, downsizers or those seeking a character property with modern comforts.



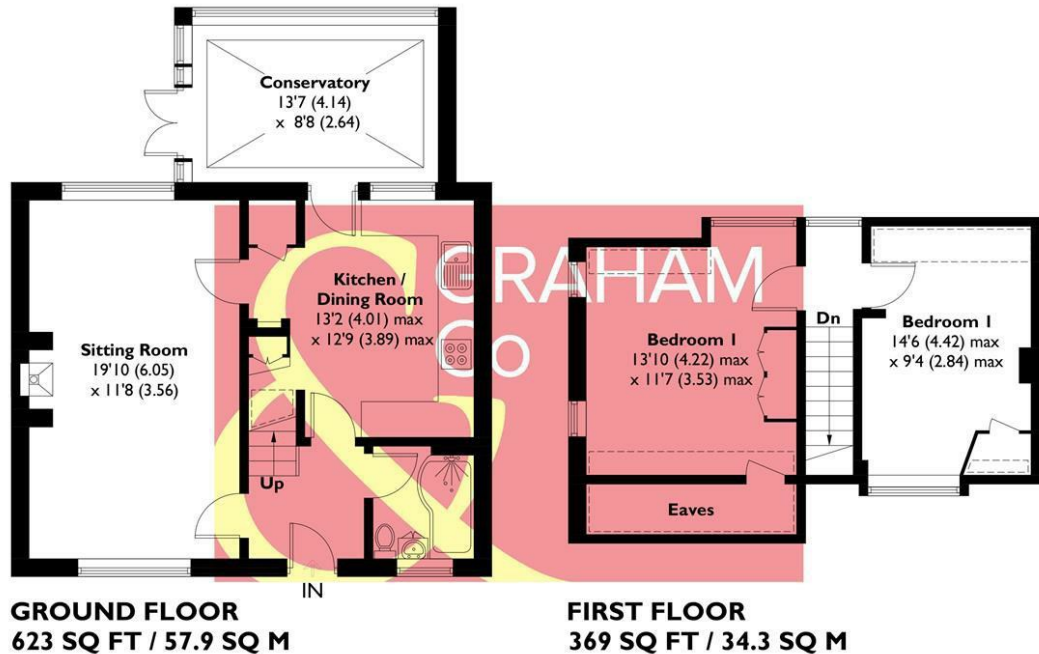


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 992 SQ FT / 92.2 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 (ID 1268777)
Produced for Graham & Co

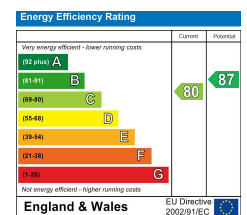
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