



10 Adelaide Road, Andover, SP10 1HF
Guide Price £260,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming mid-terrace house located on Adelaide Road in the heart of Andover. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The ground floor features a welcoming entrance hall that leads into a comfortable living room and a separate dining room, perfect for family meals or hosting friends. The well-appointed kitchen is conveniently situated nearby, along with a practical downstairs shower room.

Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat after a long day. The first-floor bathroom is easily accessible, ensuring convenience for all residents.

The property also benefits from a lovely rear garden, ideal for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air.

Situated within walking distance of Andover town centre, this home offers easy access to a variety of shops, cafes, and local amenities, making it an excellent choice for those seeking a vibrant community atmosphere.

This property is vacant and available with no onward chain, allowing for a smooth and swift transition for potential buyers. Whether you are a first-time buyer or looking to downsize, this house presents a wonderful opportunity to create a comfortable home in a desirable location.





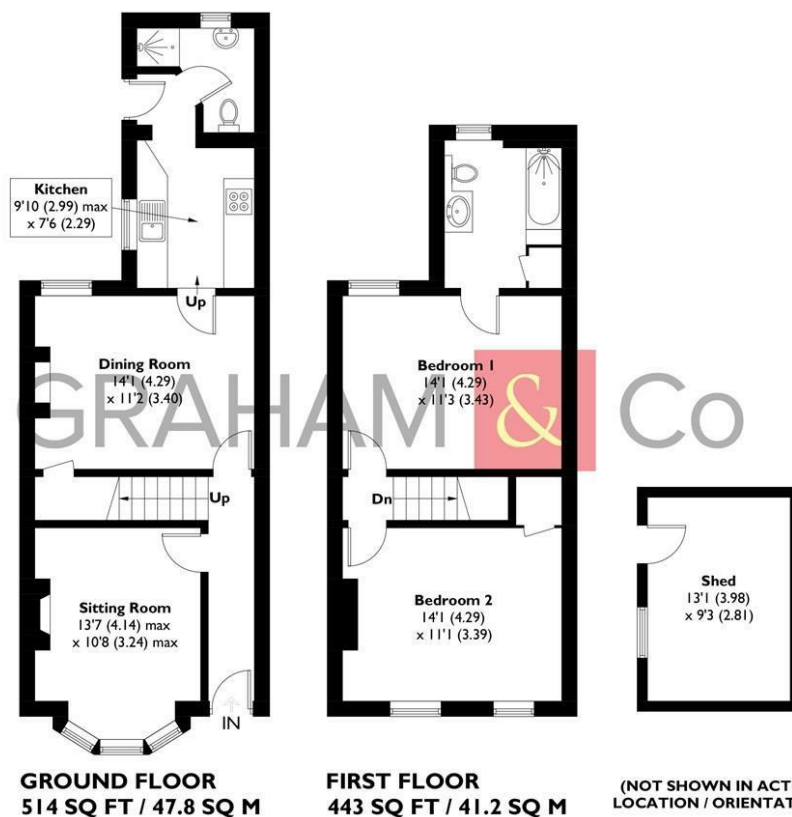
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 957 SQ FT / 89.0 SQ M
SHED = 120 SQ FT / 11.2 SQ M
TOTAL = 1077 SQ FT / 100.2 SQ M

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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 (ID1343588)
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Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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