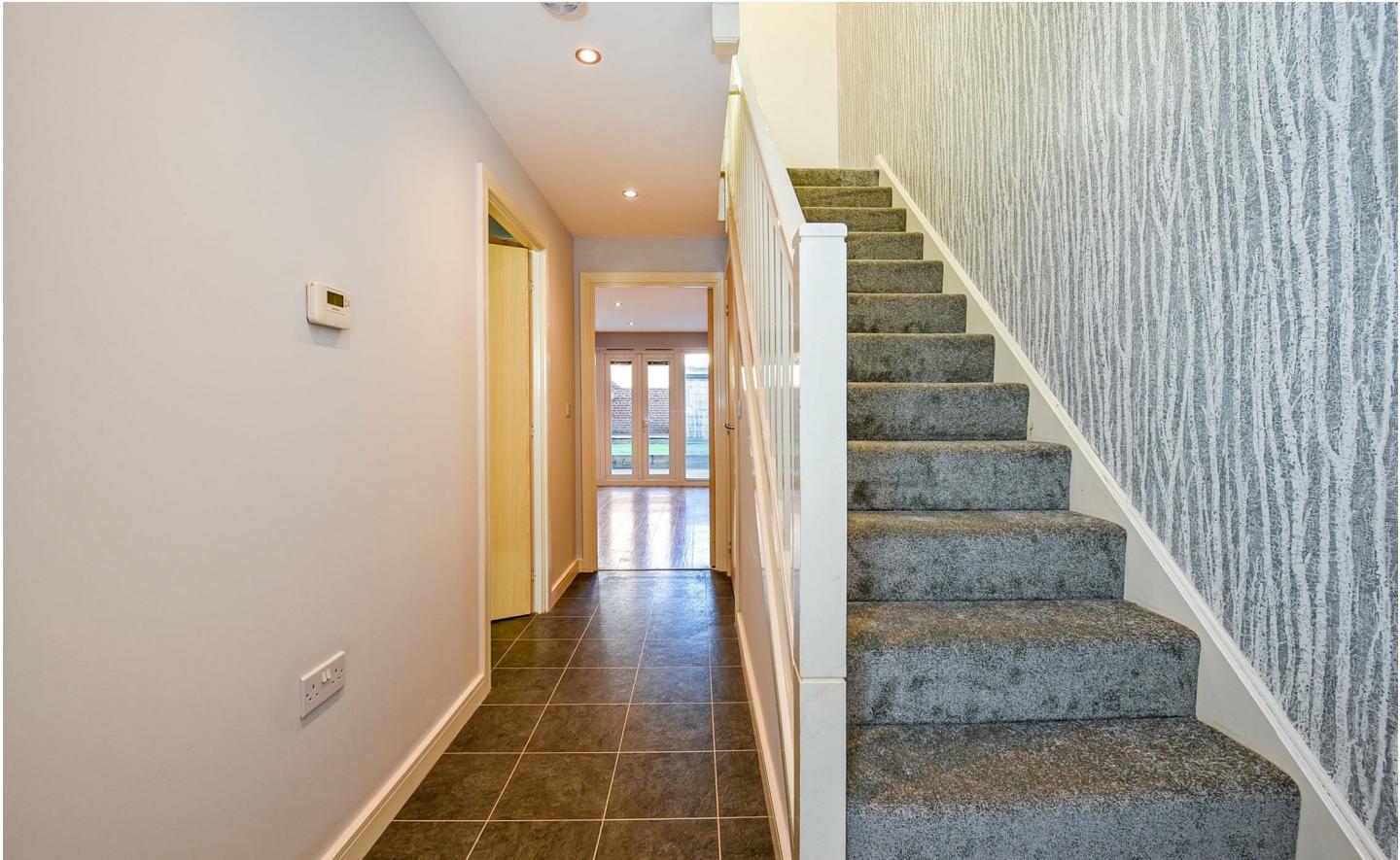




39 Sunflower Way, Andover, SP11 6GD  
Guide Price £309,950



## 39 Sunflower Way, Andover, Guide Price £309,950

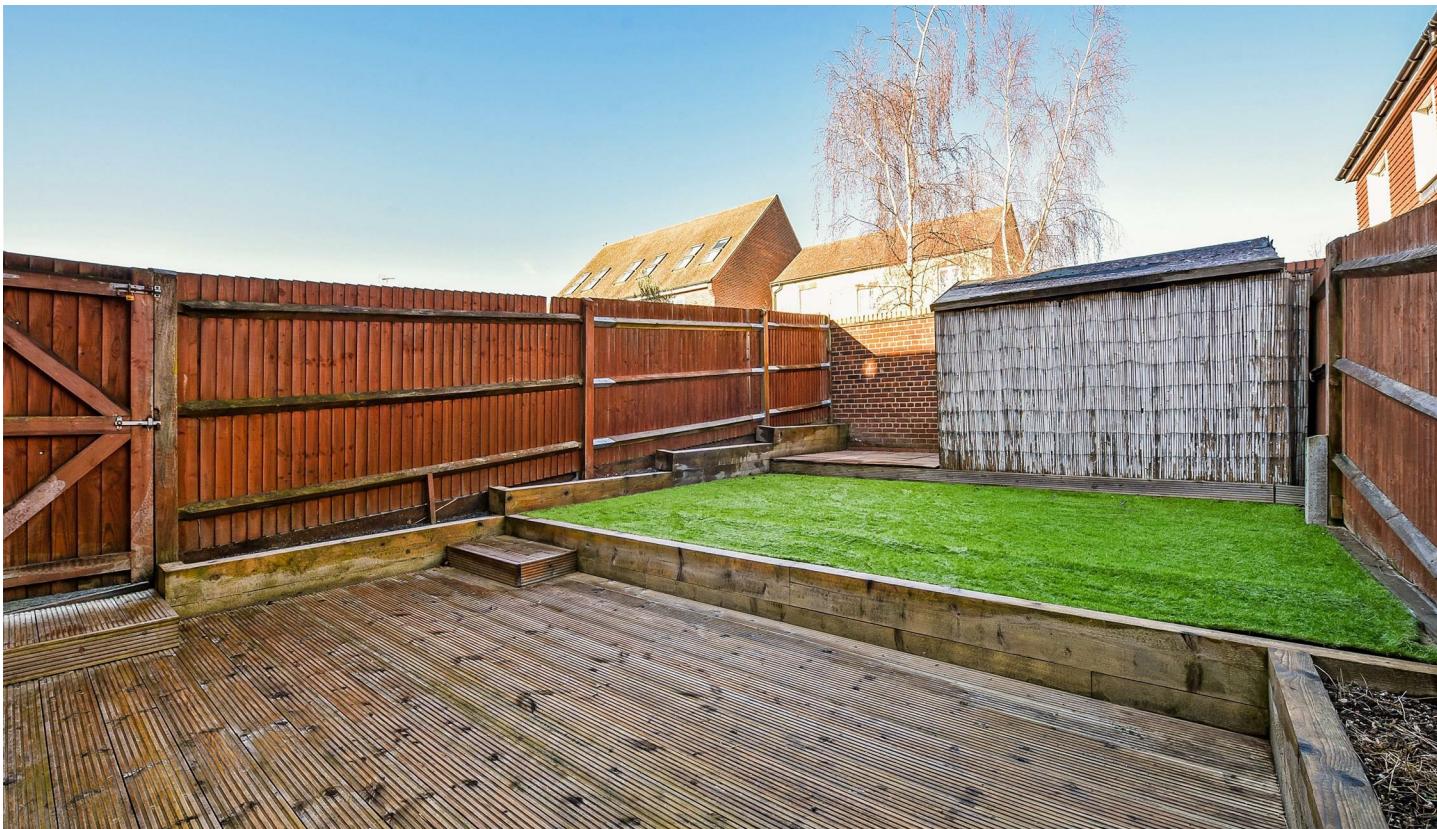
### PROPERTY DESCRIPTION BY Mr Wayne Turpin

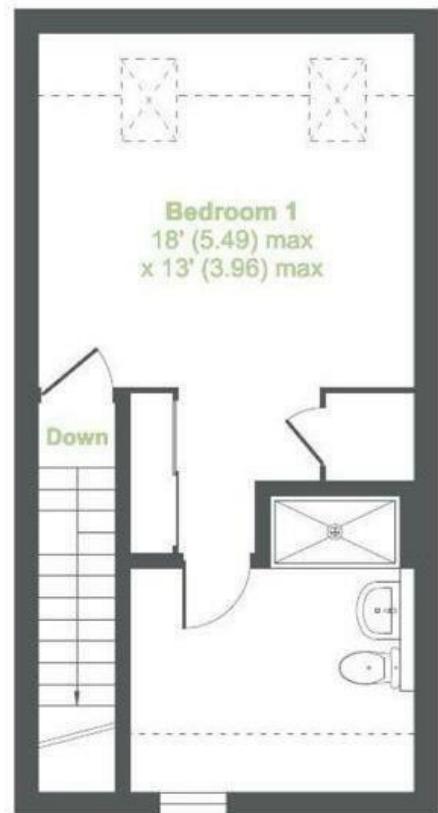
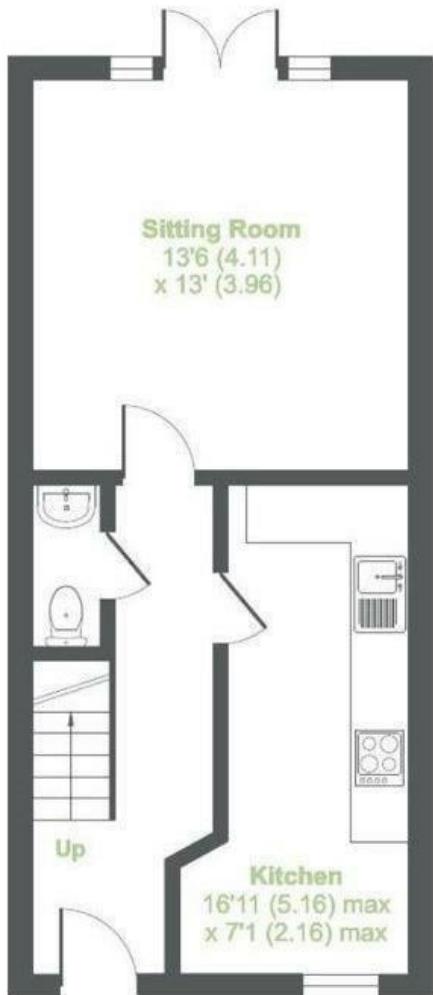
Positioned on the sought after Augusta Park development on the edge of the town within walking distance of schools and shops, Graham & Co are delighted to bring to the market this spacious end-of-terrace family home. The property has been redecorated with new carpeting and benefits from accommodation over three floors to include, entrance hall and cloakroom, living room leading to the garden, fitted kitchen/breakfast room, three bedrooms with the master having en-suite, family bathroom, gas central heating , double glazing, parking space and an enclosed low maintenance garden to rear, NO CHAIN.





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.





**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	82	82
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	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.