



9 Edrich Square, Andover, SP10 5BS
Guide Price £272,500



9 Edrich Square, Andover, Guide Price £272,500

PROPERTY DESCRIPTION BY Mr Guy Sommerville

A well-presented three bedroom home, tastefully upgraded by the current owner and offering a good amount of built-in storage throughout.

The accommodation comprises an entrance hall, downstairs WC, a comfortable lounge, and a spacious kitchen/diner ideal for family life or entertaining.

Upstairs, there are three bedrooms, all benefiting from built-in storage, and a modern family bathroom fitted with a shower.

Outside, the property boasts a beautifully landscaped rear garden with a useful storage area and a versatile summer house, perfect for use as a home office, hobby space or additional relaxation area.

This property offers a great balance of modern living and practical space, making it an ideal home for a range of buyers.



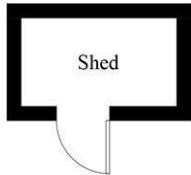


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.



Edrich Square, SP10

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
 Outbuildings = 16.8 sq m / 181 sq ft
 Total = 102.8 sq m / 1107 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1190916)

= Reduced headroom below 1.5m / 5'0

GRAHAM
Co

&

Co

IN

Up

IN

Up

IN

First Floor

Bedroom 1
3.71 x 3.10
12'2 x 10'2

Bedroom 2
3.71 x 2.67
12'2 x 8'9

Bedroom 3
3.71 x 1.80
12'2 x 5'11

B

Dn

IN

IN