



Bourne Court, Andover, SP10 1DZ
Asking Price £260,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This well-presented three-bedroom home offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, growing families or investors alike. Conveniently positioned within a popular residential location, the property enjoys generous living space alongside a large rear garden.

The ground floor is well laid out, featuring a bright and spacious sitting room stretching the length of the property, creating a fantastic everyday living and entertaining space. To the rear, the kitchen/dining room provides ample storage and workspace, with room for dining and direct access out to the garden. In addition, the property benefits from a useful utility room/store, adding valuable practicality and extra storage.

Upstairs, there are three bedrooms, all well-proportioned and versatile in their use, whether for family living, guests or working from home. The accommodation is served by a modern family bathroom and separate cloakroom, ideal for busy households.

Externally, the property enjoys a generous enclosed rear garden, mainly laid to lawn with patio seating areas, providing excellent outdoor space for children, entertaining or those looking to further landscape and personalise the garden. To the front, the property has an attractive paved approach and benefits from external storage.

Offering spacious accommodation in a convenient location, this is a fantastic opportunity to purchase a home ready to move straight into.





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.

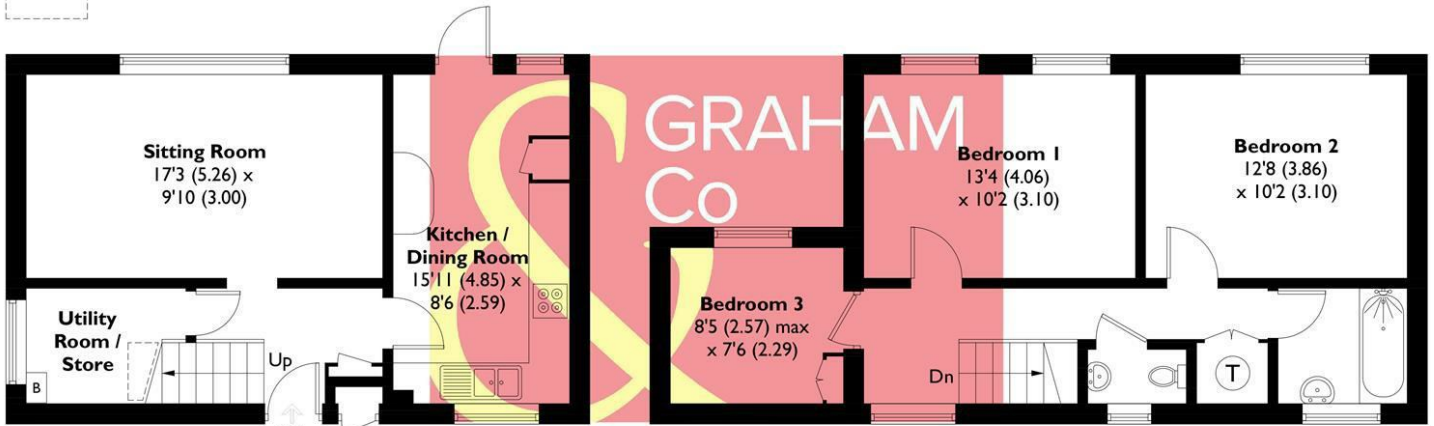




**APPROXIMATE GROSS INTERNAL AREA = 903 SQ FT / 83.9 SQ M
(EXCLUDING EXTERNAL CUPBOARD)**



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
415 SQ FT / 38.6 SQ M

FIRST FLOOR
488 SQ FT / 45.3 SQ M

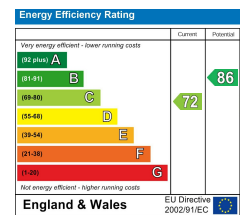
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1299396)
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