GRAHAM & Co

01264 356500
lettings@grahamco.co.uk
www.grahamco.co.uk

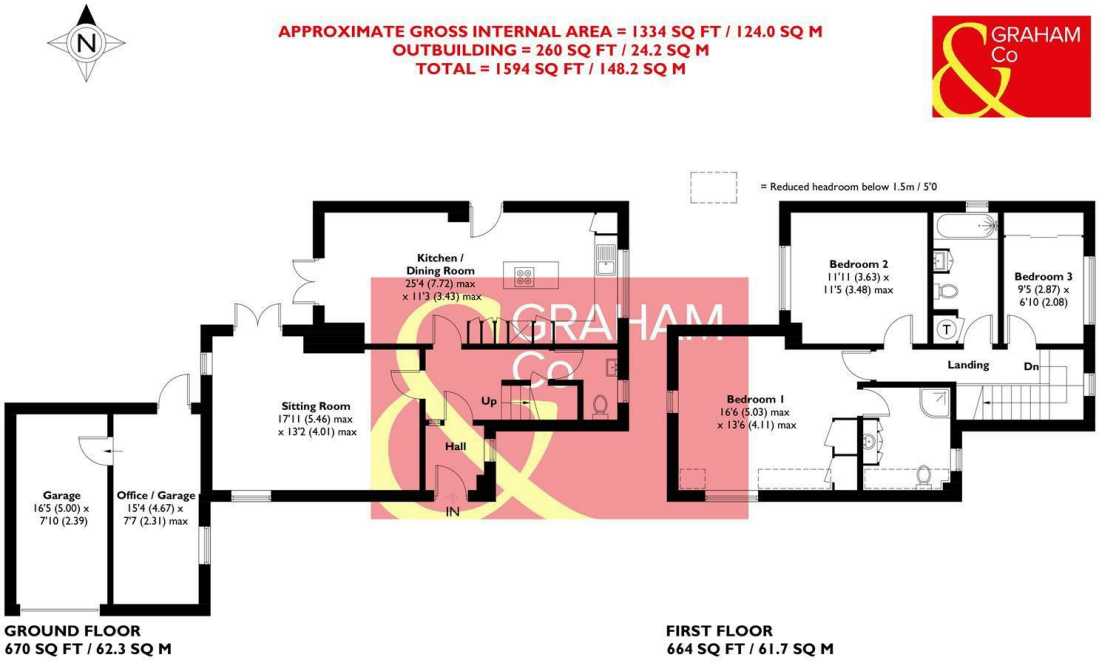
2 Applegate, Andover,SP11 6DT

£1,950 Per Month

## PROPERTY DESCRIPTION BY *Tanya Down*

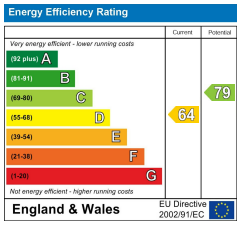
Graham & Co are delighted to offer this three bedroom semi-detached home situated in the sought after village of St Mary Bourne offering over 1,590 sq ft of versatile accommodation including a detached outbuilding, generous driveway parking and a private, low-maintenance garden. This attractive home combines character with practicality, offering spacious accommodation that is ideal for modern family living. The welcoming entrance hall leads through to a generous sitting room, perfect for relaxing or entertaining, whilst the impressive 25ft kitchen/dining room forms the heart of the home with ample space for both everyday family life and hosting guests. A useful downstairs cloakroom completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, providing comfortable accommodation for families, couples or those working from home. Externally, the property continues to impress with a private, enclosed rear garden designed for easy maintenance, featuring a large paved terrace surrounded by mature planting, creating an ideal space for outdoor dining and summer entertaining. To the front is a substantial gravel driveway providing ample off-road parking. A particular feature of the property is the detached outbuilding, offering approximately 260 sq ft of additional space. Currently arranged as a garage and office, it provides fantastic flexibility and could be utilised as a home office, gym, studio or workshop to suit a variety of lifestyles.

Available now.
Unfurnished.




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 (ID1321751)
Produced for Graham & Co

## DIRECTIONS




**Tax Band:** E

OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.

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