



71 Lords Way, Andover, SP11 6FA  
Asking price £215,000



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#### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market a spacious two bedroom house situated on a modern development. The property comprises of: Entrance hall, cloakroom, kitchen, lounge, two bedrooms, en suite and family bathroom. Further benefiting from rear garden and its own parking.



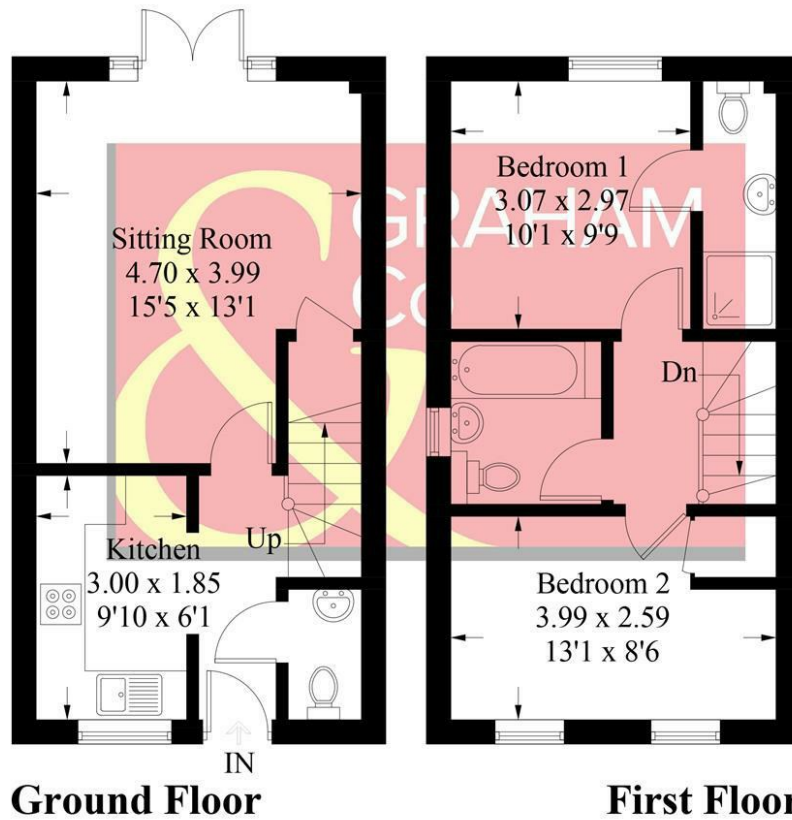


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.



# Lords Way, Andover, SP11

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



**Ground Floor**

**First 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 (ID575430)

## DIRECTIONS

From our office proceed to the roundabout and take the first exit. At the next roundabout take the second exit into New Street. At the following mini roundabout take the second exit. At the major roundabout take the third exit and proceed under Enham Arch. Carry straight across the next roundabout, and at the following roundabout, turn right and carry on over the next roundabout straight ahead to the 'Chariots' development. Lords Way can be found on the right hand side. At the Tjunction turn left and follow the road around to the right where the home will be on your right hand side.

Energy Efficiency Rating		Current	Potential
100 (most efficient - lower running costs)	<b>A</b>		
69 (81-91)	<b>B</b>		
35 (40)	<b>C</b>		
15 (41)	<b>D</b>		
5 (54)	<b>E</b>		
2 (61)	<b>F</b>		
1 (most inefficient - higher running costs)	<b>G</b>		

England & Wales EU Directive 2002/91/EC

**Tax Band:**



**OPEN 7 DAYS**

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**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.