



5 Harebell Road, Andover, SP11 6RG
Guide Price £295,000



5 Harebell Road, Andover,
Guide Price £295,000

PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & Co are pleased to offer to the market this four bedroom family home. The property is built to a popular design. The accommodation which is arranged over three floors comprises: entrance hall, kitchen/dining room, cloakroom, bedroom 4, living room to the first floor with family bathroom and bedroom three. The main bedroom with en-suite and bedroom 2 are on the top floor. The garden boasts a south west facing garden and to the rear of the property there is 2 off street car parking spaces.



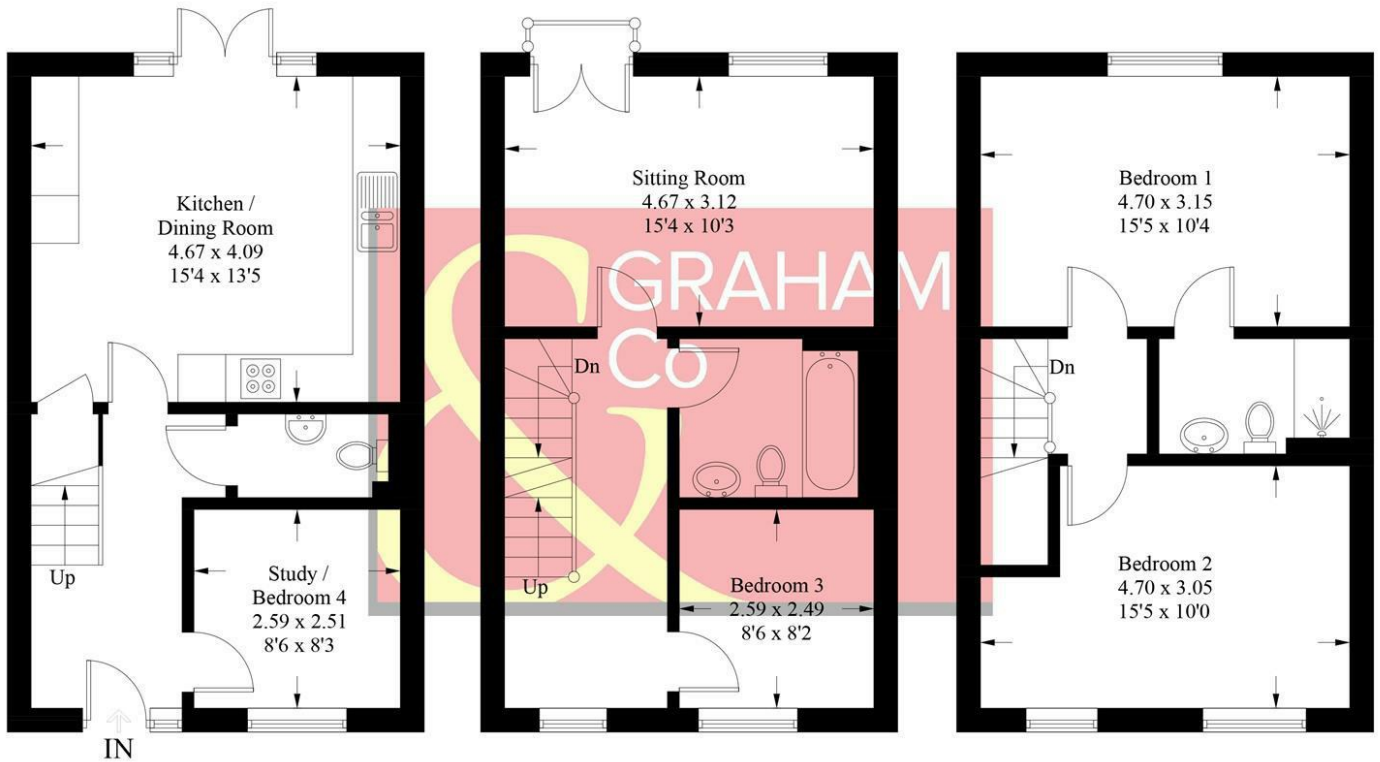


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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



Harebell Road, SP11 6RG

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft



Ground Floor

First Floor

Second 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 (ID743277)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. At the Swan Court roundabout take the second exit into New Street. Continue along to the mini roundabout and take the second exit. At the major roundabout take the second exit into Newbury Road, passing the traffic lights and under Enham Arch. At the next roundabout take the second exit right into Smannell Road. At the third roundabout take the first exit into Augusta Park, follow along over the next roundabout and at the top turn right into Cheviot Road where the school will be on your left hand

Energy Efficiency Rating		Current	Potential
100 (most)	A		
81-91	B	82	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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.