

70 South Street, Andover, SP10 2BW
Asking Price £285,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled on South Street, this delightful three-bedroom older style cottage offers a tranquil retreat with the soothing backdrop of the nearby river. Conveniently located within a stone's throw of Andover Town Centre, the property seamlessly combines vintage charm with modern comfort. Upon entering, one is greeted by a tastefully presented living room that exudes warmth and character. The adjacent dining room provides an inviting space for gatherings and meals. The light and airy kitchen on the ground floor adds a contemporary touch, equipped with modern amenities to meet the demands of today's lifestyle. Convenience is key with the inclusion of a downstairs toilet, enhancing the practicality of the home. Ascending to the first floor reveals three well-appointed bedrooms, each offering a comfortable and private space. The stylish period-styled bathroom adds a touch of elegance, creating a serene atmosphere for relaxation. Externally, the rear garden is a true delight, featuring a patio seating area that seamlessly connects with the indoors. The large outbuilding at the rear serves a dual purpose – part garden shed for practical storage and part summer house/home office, providing a versatile space for work or leisure. The rear of the property opens up to the river, offering a picturesque view and enhancing the overall charm of the setting. In summary, this beautifully presented cottage is a perfect blend of traditional allure and modern functionality. With its prime location, Riverside views, and thoughtfully designed spaces, it offers a unique opportunity to embrace a comfortable and stylish way of living in close proximity to Andover Town Centre.



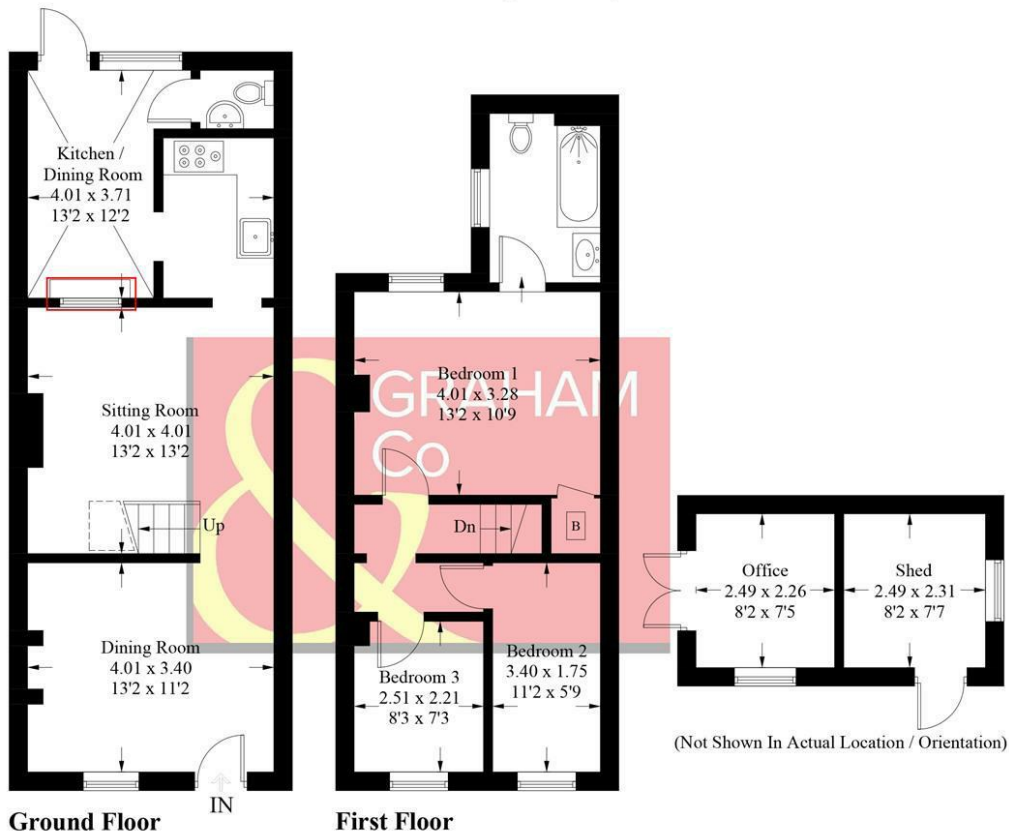


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



South Street, SP10

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
 Outbuilding = 12.1 sq m / 130 sq ft
 Total = 94.4 sq m / 1016 sq ft



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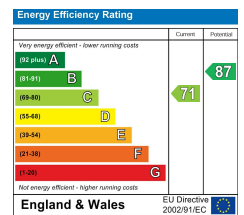
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID983108)

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