



**27 Constable Court, Andover, SP10 3PX**  
**Guide Price £250,000**



## 27 Constable Court, Andover, Guide Price £250,000

### PROPERTY DESCRIPTION BY Mr Nick King

Welcome to this charming house located in the desirable Constable Court, Andover. This delightful property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. The living room is perfect for unwinding after a long day, while the dining room offers an ideal setting for family meals and gatherings.

The house comprises three comfortable bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently situated to serve all bedrooms, and there is an additional downstairs cloakroom with a WC for added convenience.

The kitchen is functional and well-equipped, leading seamlessly into a lovely conservatory that floods the space with natural light, creating a warm and welcoming atmosphere. The conservatory also provides direct access to the rear garden, which is a wonderful outdoor space for enjoying the fresh air, gardening, or simply relaxing in the sun.

This property benefits from solar panels, contributing to energy efficiency and potentially lowering utility costs. With no onward chain and vacant possession, this home is ready for you to move in without delay.

In summary, this house in Constable Court offers a perfect blend of comfort, practicality, and energy efficiency, making it an excellent choice for families or anyone seeking a peaceful retreat in Andover. Don't miss the opportunity to make this lovely property your new home.



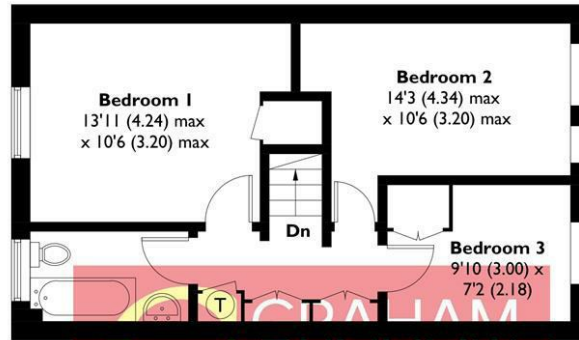


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

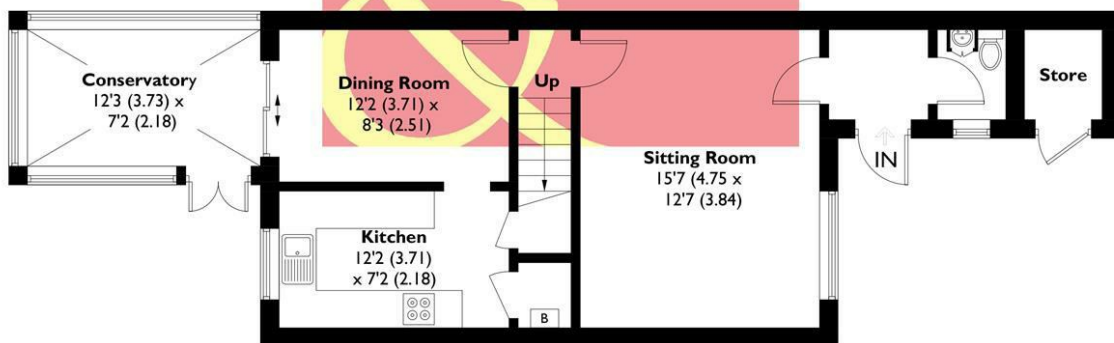




**APPROXIMATE GROSS INTERNAL AREA = 1045 SQ FT / 97.1 SQ M  
(EXCLUDING STORE)**



**FIRST FLOOR  
450 SQ FT / 41.8 SQ M**



**GROUND FLOOR  
595 SQ FT / 55.3 SQ M (EXCLUDING STORE)**

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 (ID1245244)

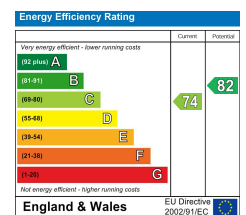
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

