



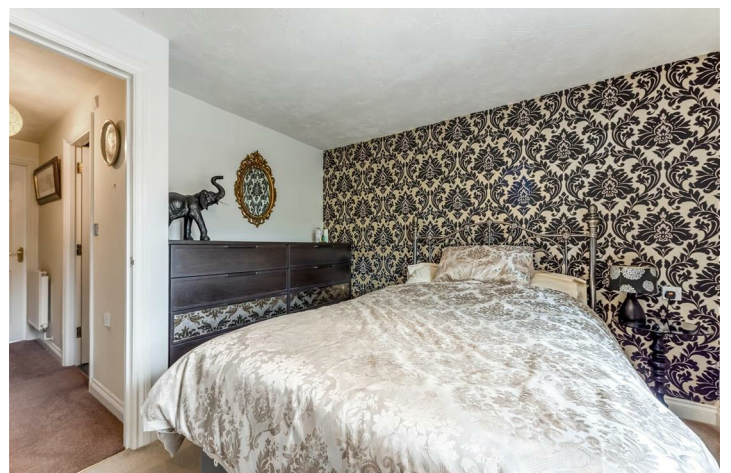
95 Hibiscus Crescent, Andover, SP10 3WF
Guide Price £325,000



95 Hibiscus Crescent, Andover, Guide Price £325,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a spacious three bedroom town house situated in the popular Burghclere Down development and spans over 1300 square feet. The accommodation comprises an entrance hall, cloakroom, kitchen, 17 foot living room and a conservatory offering versatile use such as for dining or a play area. The first floor offers two bedrooms and the family bathroom. the second floor is home to the master bedroom with the ensuite and walk in storage as well as built in wardrobes and fitted drawers. The rear garden is fence enclosed with low maintenance shingle and to the front there is a driveway parking and a garage.





Burghclere Down is a well-established and increasingly sought-after residential neighbourhood on the south-western edge of Andover, offering an appealing blend of suburban comfort and convenient town access.

Positioned close to the A303, the area is particularly popular with commuters, providing excellent road links towards Winchester, Basingstoke and the wider South East. Despite its accessibility, Burghclere Down enjoys a quieter, community-focused atmosphere, making it especially attractive to families and professionals alike.

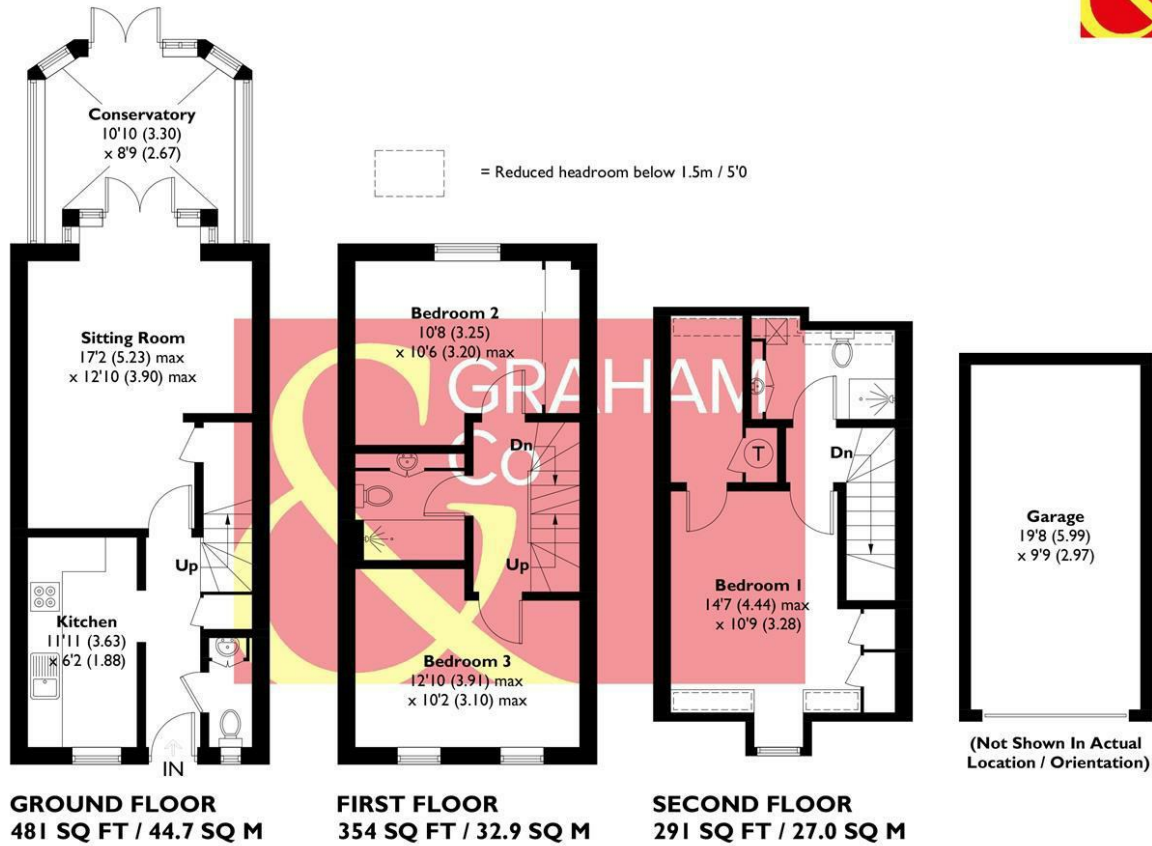
The neighbourhood is characterised by a mix of modern and established homes, with a variety of property styles including terraced houses, semi-detached homes and larger family properties. Many streets benefit from green verges, nearby open spaces and a sense of separation from the bustle of the town centre.

Residents enjoy easy access to the comprehensive amenities of Andover, including shopping, leisure facilities, schools and mainline rail services, while still benefiting from nearby countryside walks and a more relaxed pace of life. The surrounding Hampshire landscape provides a pleasant semi-rural backdrop, adding to the area's overall appeal.





APPROXIMATE GROSS INTERNAL AREA = 1126 SQ FT / 104.6 SQ M
GARAGE = 190 SQ FT / 17.7 SQ M
TOTAL = 1316 SQ FT / 122.3 SQ M



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 (ID1284193)
Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	81
EU Directive 2002/91/EC			

Tax Band: D



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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.

