



40 Fleece Close, Andover, SP11 6UP
Asking Price £350,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Offered to the market with no onward chain, this well-presented three-bedroom home provides spacious and versatile accommodation, ideal for families, first-time buyers, or investors alike.

The ground floor features a bright and welcoming sitting room, leading through to a modern kitchen/breakfast room with ample storage and workspace. To the rear, a conservatory offers additional living space and enjoys views over the garden, making it perfect for dining or relaxing.

Upstairs, the property boasts three well-proportioned bedrooms, all served by a family bathroom, creating a practical and comfortable layout.

Externally, the home benefits from a generous rear garden, mainly laid to lawn with a patio area ideal for outdoor entertaining. To the front, there is a driveway providing off-road parking, along with access to a garage, offering excellent storage or further potential.

Conveniently located close to local amenities, schools, and transport links, this property represents a fantastic opportunity to secure a move-in-ready home with no onward chain.



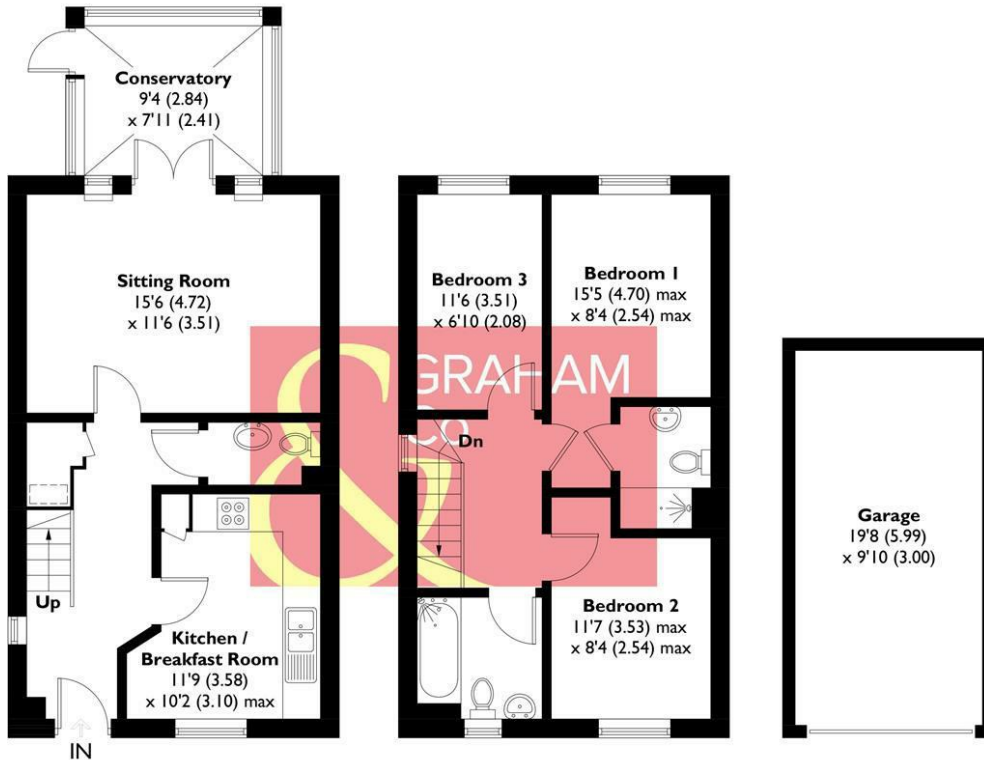


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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





APPROXIMATE GROSS INTERNAL AREA = 935 SQ FT / 86.9 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1129 SQ FT / 104.9 SQ M



GROUND FLOOR
510 SQ FT / 47.4 SQ M

FIRST FLOOR
425 SQ FT / 39.5 SQ M

(Not Shown In Actual
 Location / Orientation)

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 (ID1288210)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(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



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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.

