



ESTABLISHED 1900

55 Barley Road, Augusta Park, Andover
Country & Individual Homes

55 Barley Road Augusta Park, Andover, SP11 6GB

Pearson's are delighted to offer to the market this three bedroom end terrace family home well positioned within the popular Augusta Park development. The property benefits from being refurbished throughout and situated besides its car parking spaces and Car Barn. The home is located in a quiet cul-de-sac and with parks nearby and local shops and offers well planned accommodation which includes: Entrance Hall, Downstairs Cloakroom, Living/Dining Room and modern Kitchen with integrated appliances. Stairs rise to the first floor where there is an en-suite shower room to the Master Bedroom, two further Bedrooms and Family Bathroom.

Outside, there is a side driveway leading to the Car Barn with off road parking for two cars and an enclosed rear private garden laid mainly to lawn with flower and shrub borders. Homes in this location rarely come to the market and therefore viewing is highly recommended for this home to be appreciated in a sought after location.



Augusta Park and Saxon Heights 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.



TENURE & SERVICES
Freehold, Mains Water, Mains
Drainage, Gas and Electricity are
connected.

LOCAL AUTHORITY
Test Valley Borough Council.
Tel: 01264 368000.

COUNCIL TAX BAND
C



Ground Floor (incl carport)



Total area: approx. 89.8 sq. metres (966.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements, photographs or plans contained in these particulars relating to this property should be relied up as statements or representations of fact.

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