



ESTABLISHED 1900

64 Ashtree Road, Andover, Hampshire
Country & Individual Homes

64 Ashtree Road

Andover, Hampshire, SP10 3BY

Pearsons are delighted to offer to the market this two bedroom bungalow with ample parking in a corner plot, situated in a quiet residential area within close proximity to well respected schools, local shops and amenities.

The accommodation comprises two double Bedrooms, Good sized Living/Dining Room , Kitchen with doors leading out to the corner plot garden, and a Wet/Shower Room. Viewing is highly recommended for this home in a well respected location.

- Corner Plot Position
- Two Double Bedrooms
- Ample Parking
- Respected Location
- Close to Amenities



Andover offers a comprehensive range of shopping, recreational and educational facilities including a theatre, cinema, leisure centre and pool centre. Educational facilities are well catered for in both the private and state sectors with Farleigh and Rookwood schools close at hand. Nearby Charlton Sports Centre offers a wide range of facilities, including football and rugby pitches, a golf course and crazy golf, athletics track, children's play areas and walks around the lake.

For the commuter there is a mainline railway station in Andover with a fast service to London Waterloo in just over one hour. The A303 and A34 are also close at hand, allowing convenient access to the West Country, London and Southampton. The Cathedral cities of Salisbury and Winchester are both approximately twenty minutes drive.




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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(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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