



ESTABLISHED 1900

9 Beckett Road, Andover, Hampshire

Country & Individual Homes

9 Beckett Road Andover, Hampshire, SP10 3HT

Pearsons are delighted to offer to the market this beautifully maintained 3 bedroom semi-detached family home situated in the prime position of the modern development with excellent commuter links. Situated on a corner plot, close to local park and good local schools. The development itself has numerous open spaces, play areas, hospital and doctors surgery nearby. The property has an attractive living room to the rear leading to a landscaped south/west facing side garden with courtesy door to the garage. There is a modern fitted kitchen, under stairs storage, downstairs cloakroom, 3 Bedrooms, and family bathroom. Good driveway for off road parking leading to the garage.

- Garage & Parking
- Close to Well Respected Schools and Amenities
- Hospital & Doctors Surgery close by
- 5 Mins Walk from the Train Station to Waterloo



Andover nearby 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. The mainline railway station in Andover has 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 twenty minutes drive

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.

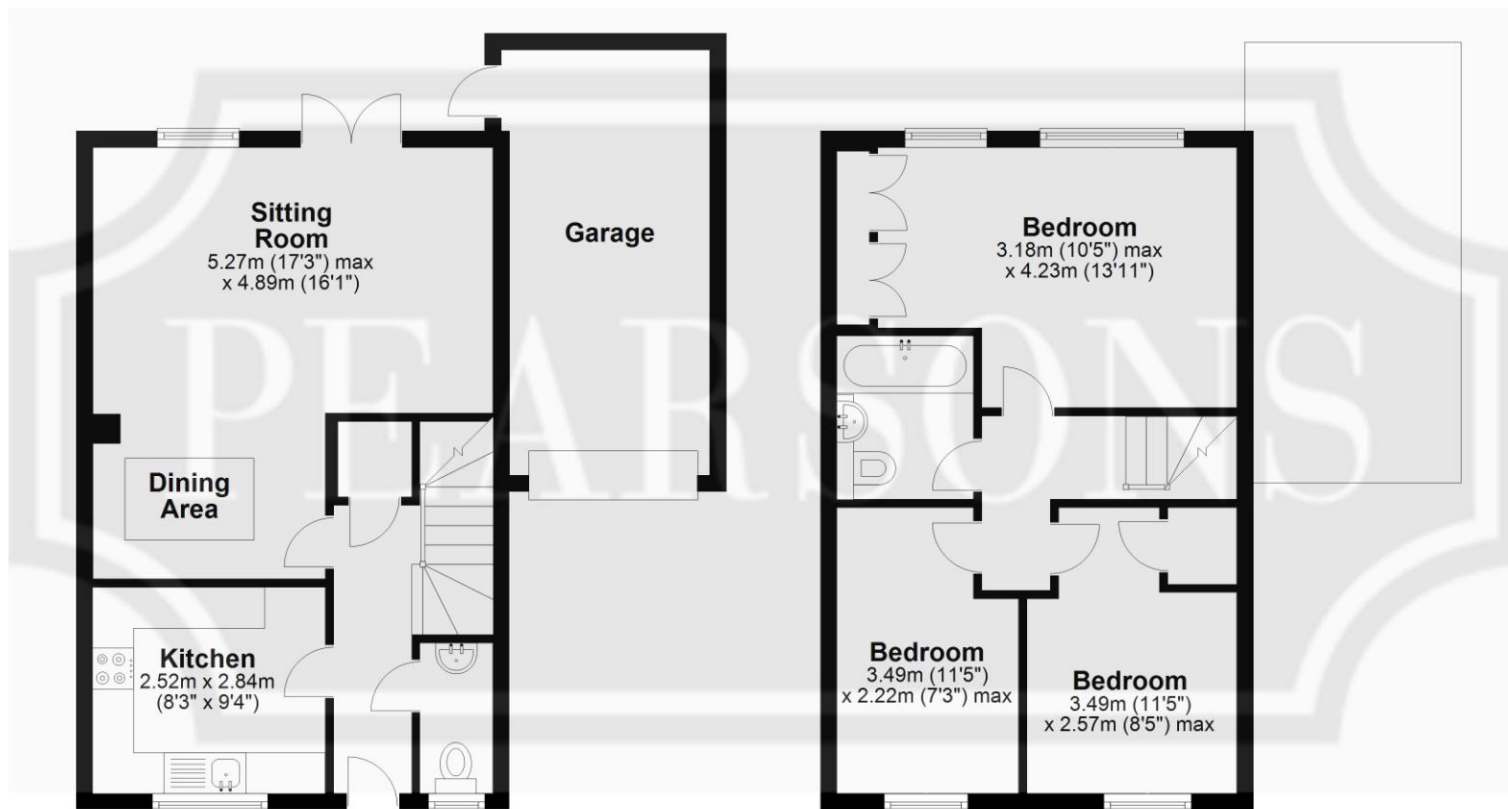
LOCAL AUTHORITY
Test Valley Borough Council.
Tel: 01264 368000.

COUNCIL TAX BAND
C



Ground Floor

First Floor



Total area: approx. 90.8 sq. metres (977.6 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		89
(69-80) C	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.

P706



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