



48 Berry Way, Andover, Hampshire  
*Country & Individual Homes*

# 48 Berry Way

**Andover, Hampshire, SP10 3XT**

Pearsons are delighted to offer to the market this well maintained 3 bedroom terraced family home situated in a prime position on a modern development on the west side of Andover with excellent commuter links. Situated on Burghclere Down, the property is close to local parks and well respected local schools and the development itself has numerous open spaces, play areas, and a local shop at The Hexagon. The property has a fitted Kitchen, Downstairs Cloakroom, an attractive Living Room and separate Dining Room. Doors from the Living Room on to the low maintenance rear garden with rear gate access leading to the two parking spaces. Back inside, stairs rise from the Hallway to 3 Bedrooms, Family bathroom and two ensuites. The front of the property it's set back from the road, making it a very private location.

- Modern Terraced Family Home
- Living Room
- Dining Room
- Downstairs Cloakroom
- Kitchen
- Three bedrooms
- Bathroom and two ensuites
- Enclosed front and rear Garden
- Two parking spaces



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.



## OUTSIDE

There is an enclosed private rear low maintenance garden with two parking spaces

## TENURE & SERVICES

Freehold, Mains Water, Mains Drainage and Electricity are connected.

## LOCAL AUTHORITY

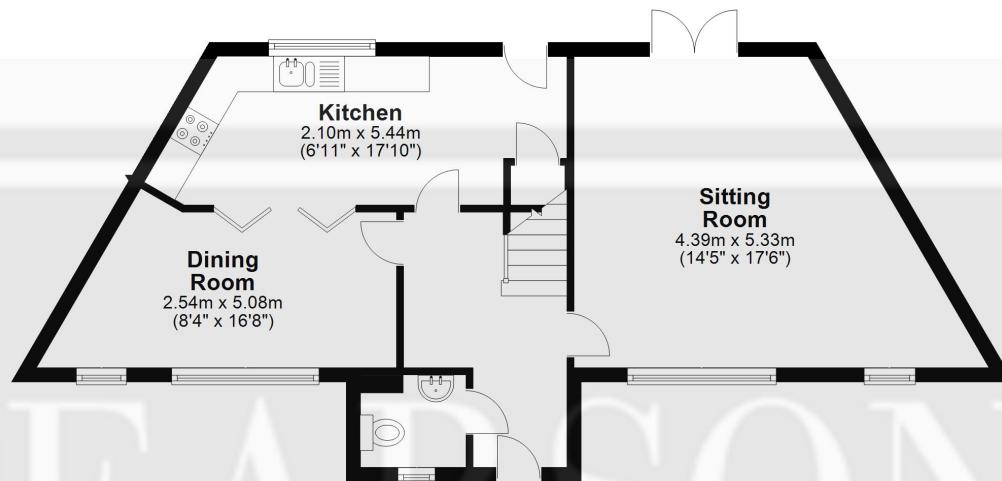
Test Valley Borough Council.  
Tel: 01264 368000.

## COUNCIL TAX BAND

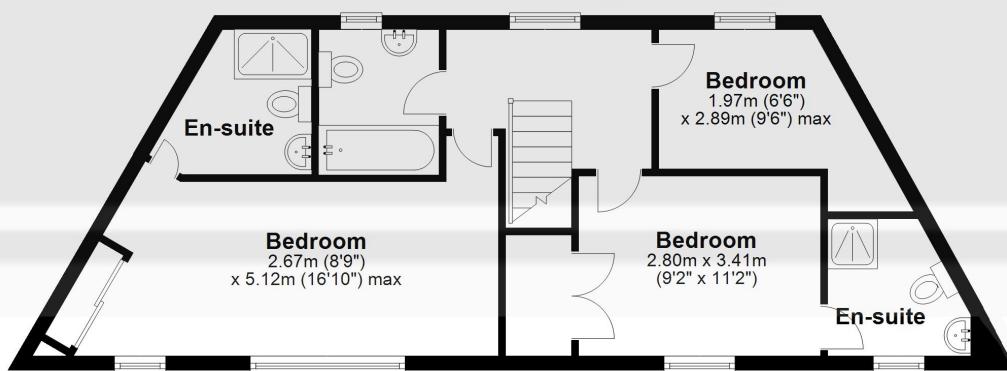
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## Ground Floor



## First Floor



Total area: approx. 102.2 sq. metres (1099.9 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+)	A	
(81-91)	B	87
(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
WWW.EPC4U.COM		

Property should be relied upon as statements or representations of fact.

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