



5 Bobbin Road, Andover, SP11 6WU
Asking price £375,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market this beautifully presented & extensively upgraded four bedroom detached family home situated on a highly sought after development with views over the countryside. The property has roughly six years of its NHBC warranty remaining, has had plenty of upgrades from its current owners including shutters to the front windows and further benefitting from garage and parking.



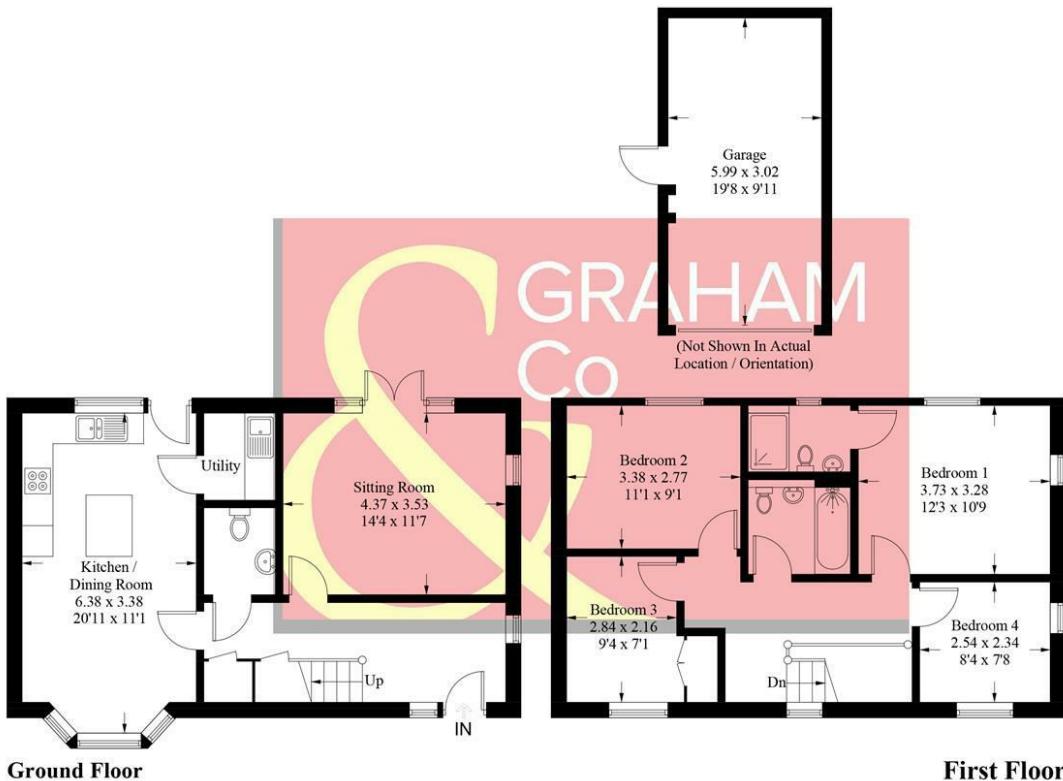


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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



Bobbin Road, SP11

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 127.7 sq m / 1375 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID705676)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the 1st exit into Eastern Avenue. At the roundabout take the 2nd exit into New St. Continue along to the roundabout and take the 2nd exit. At the roundabout take the 3rd exit into Newbury Road, passing the traffic lights and under Enham Arch. At the next roundabout take the 2nd exit right into Smannell Road. At the 3rd roundabout take the 2nd exit and continue to the top and turn left into Fuller Way. Follow the road straight on until you reach the T-junction, then turn right, follow the road and Bobbin Road is on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(03-07)	B		
(08-09)	C		
(10-14)	D		
(15-19)	E		
(20-24)	F		
(25-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EEA

Tax Band: E



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 no obligation valuation

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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.