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# 9 Byng Walk, Andover, SP10 1PR

## Guide Price £272,500



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# Guide Price £272,500

## PROPERTY DESCRIPTION BY Mr Dion McArthur

This attractive three-bedroom home has been thoughtfully refurbished by the current owner, creating a stylish and move-in ready property ideal for a range of buyers. The ground floor offers a welcoming layout with a bright and spacious sitting room enjoying windows to both the front and rear, allowing for excellent natural light throughout the day. The newly fitted kitchen is finished with light grey shaker-style units, complemented by a quality worktop and modern fittings, providing both functionality and a contemporary feel. The ground floor further benefits from a newly installed cloakroom and attractive washed wood-effect flooring, which flows seamlessly through the space. To the first floor, there are three well-proportioned bedrooms, all enjoying rear aspect windows, along with a landing that provides useful built-in storage cupboards. The bathroom has also been recently refitted, featuring a stylish three-piece suite and a frosted window to the front, combining practicality with modern design. Externally, the property boasts an enclosed rear garden, mainly laid to lawn and bordered by timber fencing, with the added benefit of gated rear access. A useful garden shed provides additional storage.



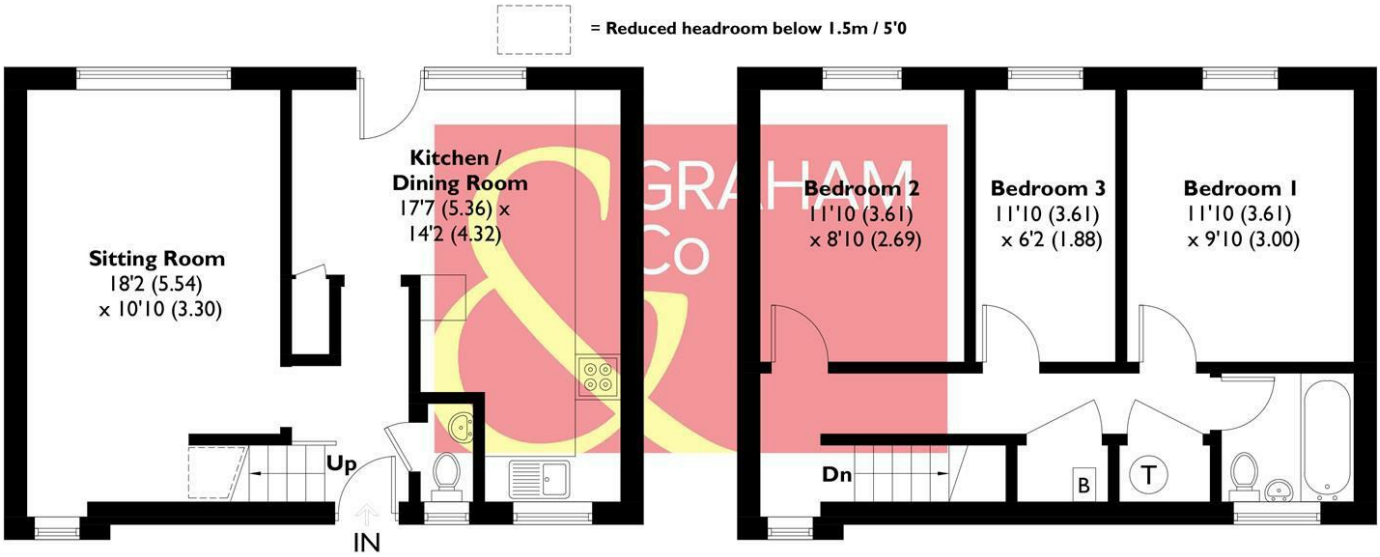




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



APPROXIMATE GROSS INTERNAL AREA = 927 SQ FT / 86.1 SQ M




**GROUND FLOOR**
**465 SQ FT / 43.2 SQ M**

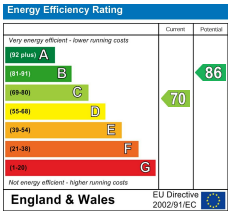
**FIRST FLOOR**
**462 SQ FT / 42.9 SQ M**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1285703)
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