



AR TAIGH, 6 SHAW CLOSE, ANDOVER

**BREARLEY & RICH**  
ESTATE AGENTS

# **AR TAIGH, 6 SHAW CLOSE, ANDOVER, HAMPSHIRE, SP10 3BT**

*Andover train station 1.3 miles, Andover centre 1.7 miles, Newbury 18 miles, Winchester 17 miles, Marlborough 19 miles, A303 0.5 miles giving access to the West Country and London. Rail link via Andover to Waterloo in just over an hour.*

**A semi detached three bedroom home offering spacious and light accommodation with a lovely garden in a no through road position. The property is well presented and offers potential for updating to suit a new owners requirements. No onward chain.**

\* Reception hall \* Sitting room \* Dining area with doors to garden \* Kitchen \* Cloakroom \*  
\* Three bedrooms \* Family bathroom \* Plenty of fitted storage \* South West facing garden \* Garage \* Parking \* Excellent location \*



**ANDOVER**  
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.

The town has 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 has 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.



### **THE PROPERTY**

Positioned in a quiet and convenient position, Shaw Close is a desirable cul de sac location with green space and children's play area just around the corner. This three bedroom family home is within walking distance of local shops and popular schools.

Internally the property offers a generous entrance hall with a turning staircase to the first floor and understairs storage. To the rear of the house there is a lovely light sitting room with views over the garden. The sitting room is open in to the dining area which has French doors opening on to the patio. Also off the hall is the kitchen and a cloakroom. There is access to the integral garage off the hall, offering potential for conversion if required, or a separate utility space.

To the first floor there are three bedrooms, two of which are good sized doubles. The third bedroom has space for a single bed or would make a great study. There is a family bathroom off the landing. There are fitted cupboards to all bedrooms.


### **OUTSIDE**

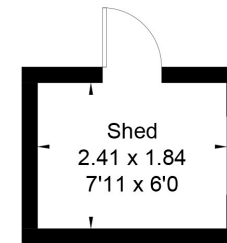
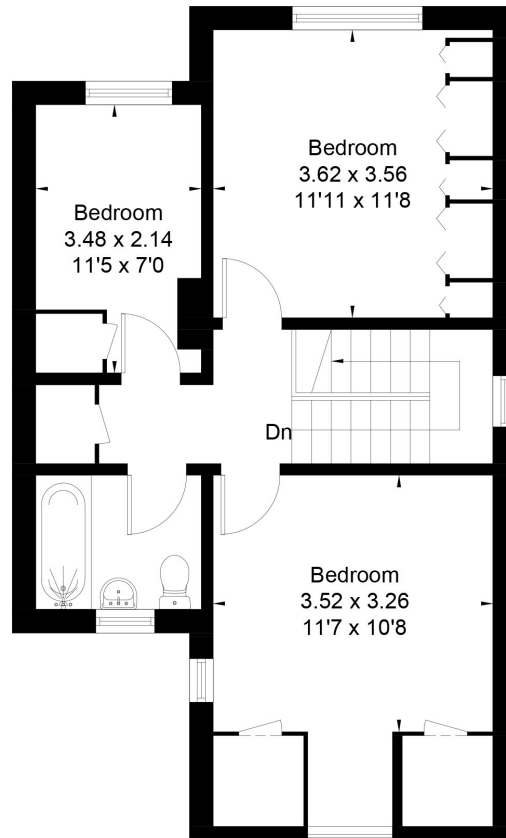
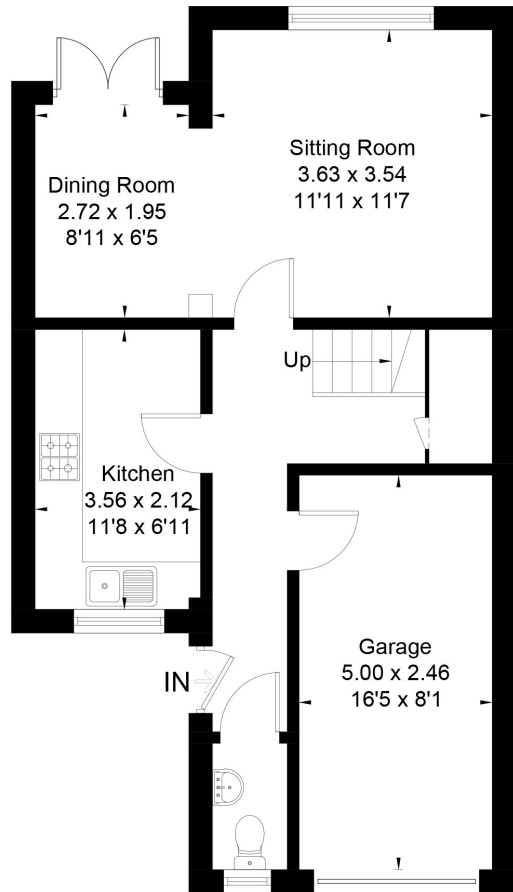
A paved driveway leads to the garage with a gated path leading in to the back garden. The back garden is private and has a large patio, and a level lawn. There is a timber shed in the corner.

### **SERVICES**

All mains services connected. Council tax Band D. Current broadband speed 112 Mbps.

Approximate Floor Area = 102.7 sq m / 1105 sq ft (Excluding Shed)

 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67745

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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