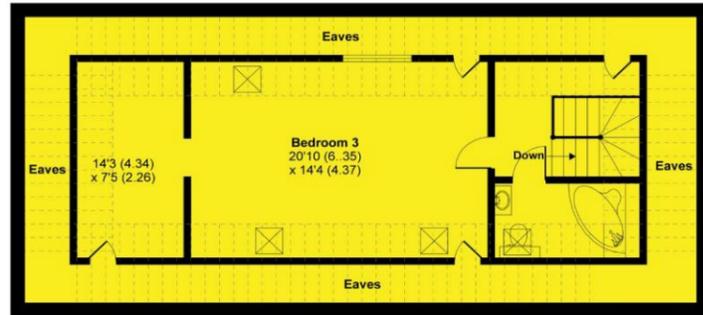


Humberstone Road, Andover, SP10

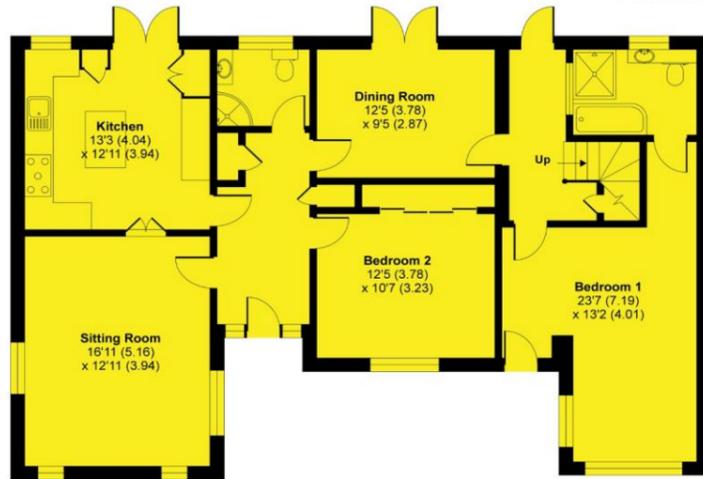
Approximate Area = 1552 sq ft / 144.2 sq m
 Limited Use Area(s) = 674 sq ft / 62.6 sq m
 Total = 2226 sq ft / 206.8 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



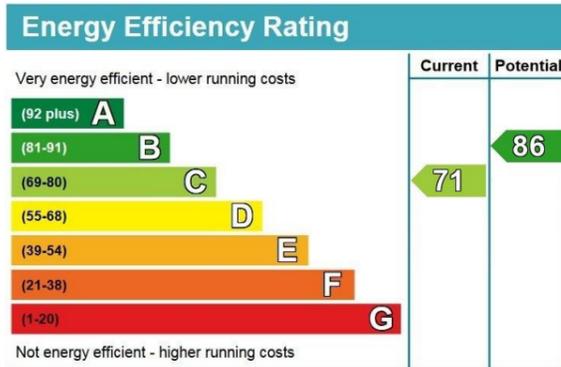
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Austin Hawk Ltd. REF: 769949



Humberstone Road, Andover

Guide Price £524,000 Freehold



- Entrance Hall
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Bathroom & Shower Room
- Attractive Garden
- Sitting Room
- Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Sought After Location

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Austin Hawk are delighted to offer this detached bungalow located in a sought after road on the south side of the town and within catchment for the popular Anton School. The accommodation has been extended and improved by the current owners to comprise hallway, sitting room, dining room, kitchen/breakfast room, master bedroom with ensuite bathroom, second bedroom, shower room and first floor bedroom with bathroom. To the front of the property there is generous driveway parking whilst to the rear there is an attractive garden with a summerhouse, store and greenhouse. No onward chain.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Open porch with front door into:

ENTRANCE HALL: Cloaks cupboard, airing cupboard, parquet flooring and doors to:

SITTING ROOM: Triple aspect. Tiled fireplace with electric fire and parquet flooring.

KITCHEN/BREAKFAST ROOM: Double aspect with French doors to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and oven below. Cupboard with washing machine and tumble drier, fridge/freezer and cupboard with wall mounted boiler (new 2018).

SHOWER ROOM: Window to rear. Shower cubicle, vanity cupboard with wash hand basin, WC with concealed cistern and wash hand basin.

BEDROOM 2: Window to front and fitted wardrobe cupboards.

DINING ROOM: French doors to garden and door to:

INNER HALLWAY: Door to garden, stairs to first floor with understairs cupboard and door to:

MASTER BEDROOM: Double aspect with glazed door to front. Door to:

ENSUITE BATHROOM:

Window to rear. Panelled bath, separate shower cubicle, shelf with wash hand basin, WC with concealed cistern and heated towel rail.

FIRST FLOOR LANDING: Velux window to rear. Eaves storage and doors to:

BEDROOM 3: Velux windows to front and rear. Access to walk-in wardrobe/storage and eaves storage.

BATHROOM: Velux window to front. Corner bath, vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE: To the front there is an area of lawn with shrub borders and a gravelled driveway offering generous parking. A path to the side leads to:

REAR GARDEN: Raised patio area adjacent to the house with steps down to an area of lawn with shrub borders, fruit trees and a fish pond. There is wooden store, a greenhouse and a summerhouse with power and light.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

