

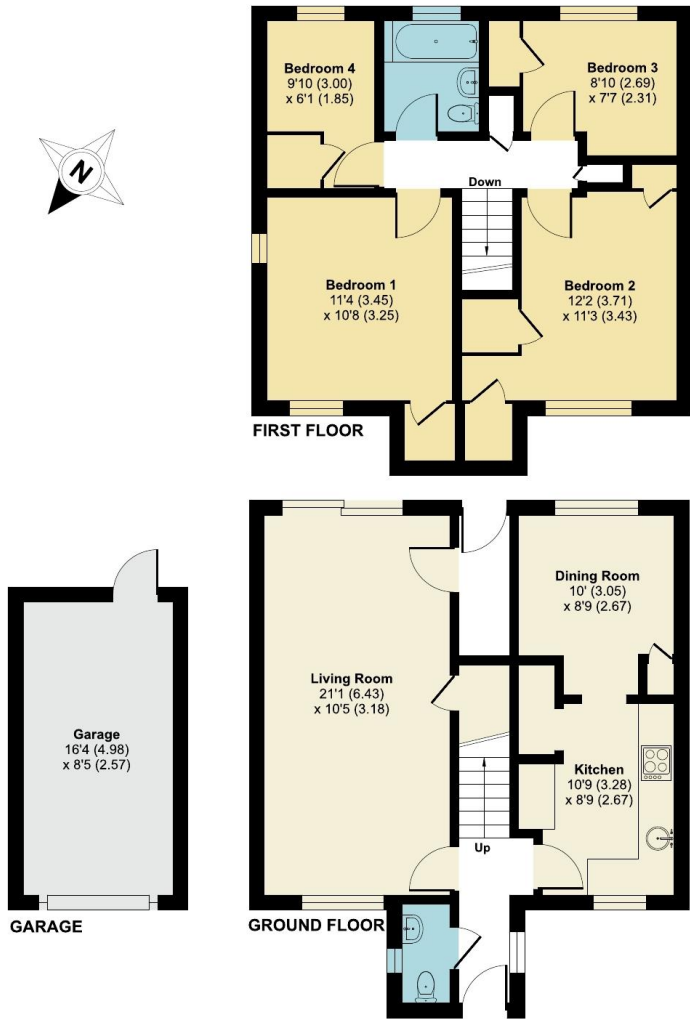


Agricola Walk, Andover

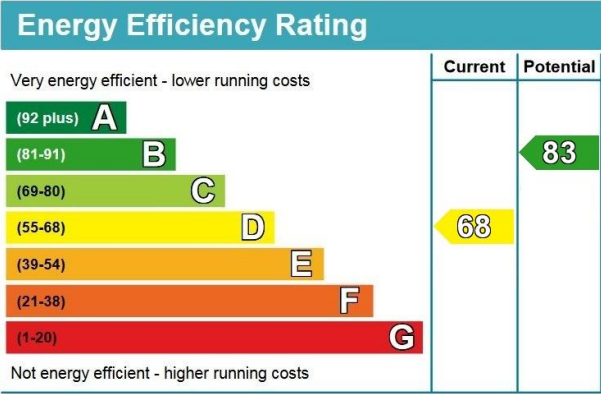
Guide Price £280,000 Freehold

Agricola Walk, Andover, SP10

Approximate Area = 1022 sq ft / 94.9 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1158 sq ft / 107.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.



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.

- Hallway
 - Living Room
 - Dining Room
 - Bathroom
 - Garage
- Cloakroom
 - Kitchen
 - 4 Bedrooms
 - Gardens
 - No Onward Chain



DESCRIPTION:
This end of terrace house is located on the northern outskirts of the town and is offered for sale with no onward chain. The surprisingly spacious accommodation offers scope for improvement and comprises hallway, cloakroom, living room, kitchen, dining room, four bedrooms and a bathroom. Outside there are gardens to the front and rear with a garage located to the rear of the property.

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:
Front door into:

HALLWAY:
Window to side. Stairs to first floor and doors to:

CLOAKROOM:
Window to side. WC and wash hand basin.

LIVING ROOM:
Window to front, patio doors to garden and understairs storage cupboard.

KITCHEN:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink. Free standing cooker with extractor over, dishwasher and wall mounted boiler. Walk-in alcove with space for appliances and access to:

DINING ROOM:
Window to rear and shelved storage cupboard. Door to:

REAR LOBBY:
Door to garden, door to dining room and walk-in utility alcove with space and plumbing for washing machine.

FIRST FLOOR LANDING:
Loft access, airing cupboard with hot water tank and shelved linen cupboard. Doors to:

BEDROOM 1:
Window to front and fitted wardrobe cupboard.

BEDROOM 2:
Window to front and three fitted cupboards.

BEDROOM 3:
Window to rear and fitted wardrobe cupboard.

BEDROOM 4:
Window to rear and fitted wardrobe cupboard.

BATHROOM:
Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:
To the front there is an area of lawn with shrubs and trees and a gated path to the front door.

REAR GARDEN:
Small patio area adjacent to the house leading to an area of lawn with shrubs. A path leads to the rear where there is a further paved area and a personal door to:

GARAGE:
Single garage located to the rear of the property with an up and over door.

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.

