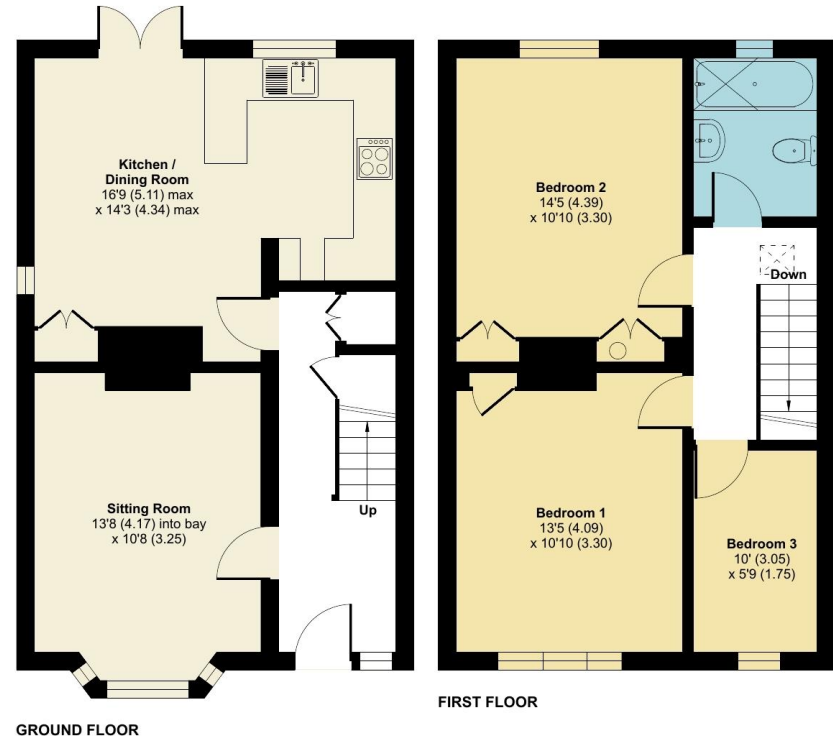


Recreation Road, Andover, SP10

Approximate Area = 963 sq ft / 89.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

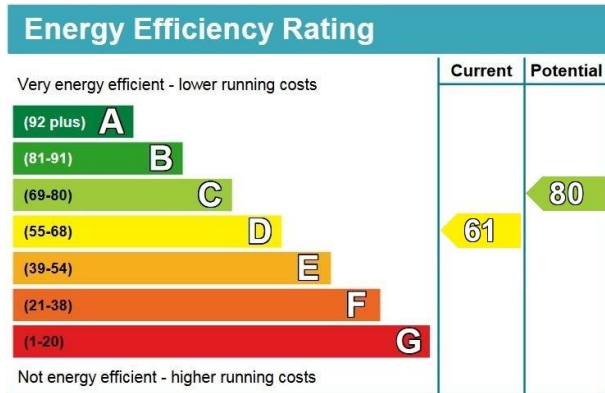


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1078077



Recreation Road, Andover

Guide Price £325,000 Freehold



- Entrance Hall
- Kitchen/Dining Room
- Family Bathroom

- Sitting Room
- 3 Bedrooms
- Good Sized Garden

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.

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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 three-bedroom semi-detached property situated in an established residential road close to the town centre and overlooking the town park and tennis courts. The well-presented accommodation comprises entrance hall, sitting room, spacious kitchen/dining room, three bedrooms and a bathroom. Outside there is a good sized, private garden to the rear with a decking area and sheds. Parking is on the street via parking permits, however planning permission can be applied for to turn the front garden in to a two parking space driveway.

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 :

Front aspect, stairs to first floor with understairs storage cupboards and doors to:

SITTING ROOM :

Bay window to front and feature fireplace.

KITCHEN/DINING AREA :

Double aspect with French doors to the garden. Traditional kitchen with a range of eye and base level cupboards and drawers with work surface over and inset ceramic sink with drainer. Inset gas hob with extractor over and double oven beneath. Integral dishwasher, space and plumbing for washing machine and space for fridge/freezer. Open aspect to a spacious dining area.

FIRST FLOOR LANDING :

Skylight and doors to:

BEDROOM ONE :

Front aspect and fitted wardrobe cupboard.

BEDROOM TWO:

Rear aspect and fitted wardrobe cupboards.

BEDROOM THREE:

Front aspect.

BATHROOM:

Rear aspect. WC, wash hand basin, panelled bath with shower over, heated towel rail and tiled floor.

OUTSIDE:

To the front there is a walled garden with a gated path to the front door and side access to:

REAR GARDEN :

Good sized and private garden which is fully enclosed. Covered patio area adjacent to the house with the remainder laid to lawn with a decked area and two sheds to the rear.

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.

