Andeferas Road, SP10

Approximate Area = 969 sq ft / 90 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1125 sq ft / 104.5 sq m
For identification only - Not to scale

FIRST FLOOR

Garage
18' (5.49)
x 8'7 (2.62)

Down

Bedroom 3
7'10 (2.39)
x 7'4 (2.24)

Bedroom 1
15' (4.57) max
x 12'7 (3.84) max

Bedroom 2
10'6 (3.20)
x 9'6 (2.90) min

GROUND FLOOR

Kitchen
11'7 (3.53)
x 9'6 (2.90)

Sitting Room
17'4 (5.28)
x 10'2 (3.10)

Dining Room
10'8 (3.25) into bay
x 8'7 (2.62)

Hallway
9'6 (2.90)
x 6' (1.83)

Up

Certified Property Measurer — RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
Produced for Austin Hawk Ltd.   REF: 1084436

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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ESTATE AGENTS

Andeferas Road, Andover   Guide Price £385,000 Freehold
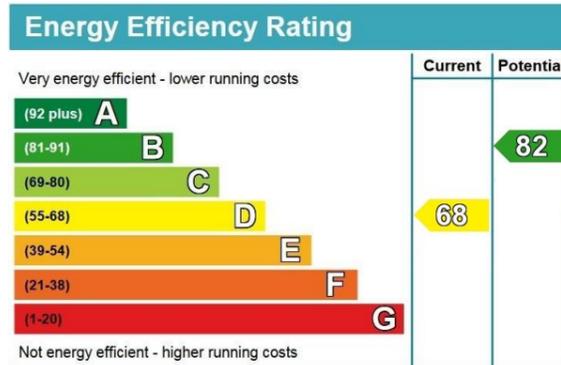
- Hallway
- Study/Dining Room
- Cloakroom
- 2 Further Bedrooms
- Garage Parking

- Sitting Room
- Kitchen
- Master Bedroom Suite
- Bathroom
- Enclosed Garden

DESCRIPTION:
This detached house is located in a private drive of only three houses and enjoys an outlook to the front over the Anton Lakes Nature Reserve. The accommodation comprises hallway, sitting room, study/dining room, kitchen, cloakroom, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking leading to a garage, with a further parking space to the front, whilst to the rear there is an enclosed garden.

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:

HALLWAY:
Stairs to first floor and doors to:

SITTING ROOM:
Window to front and patio doors to rear garden. Fireplace with electric fire.

STUDY/DINING ROOM:
Window to front.

KITCHEN:
Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge and freezer. Understairs cupboard and door to:

REAR LOBBY:
Door to garden and door to:

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

FIRST FLOOR LANDING:
Window to rear. Loft access and cupboard with wall mounted boiler (new 2022). Doors to:

MASTER BEDROOM:
Windows to front with views over Anton Lakes. Door to:

ENSUITE SHOWER ROOM:
Window to side. Shower cubicle, wash hand basin and WC.

BEDROOM 2:
Window to front with views over Anton Lakes and fitted wardrobe cupboard.

BEDROOM 3:
Window to rear.

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

OUTSIDE:
To the front there is a small area of lawn. A driveway at the side offers parking for two cars and access to the garage. There is also a further parking space to the front.

GARAGE:
Up and over door, power, light and door to garden.

REAR GARDEN:
Fully enclosed and laid to lawn with a small pergola to the rear. There is gated access to the front.

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