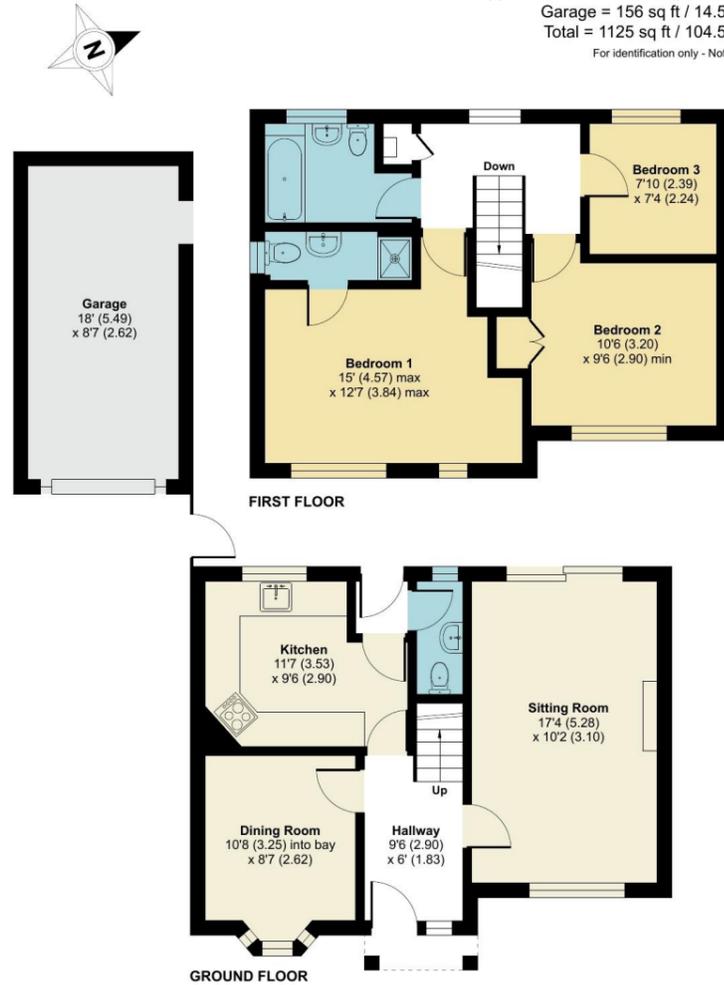


Andeferas Road, SP10

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

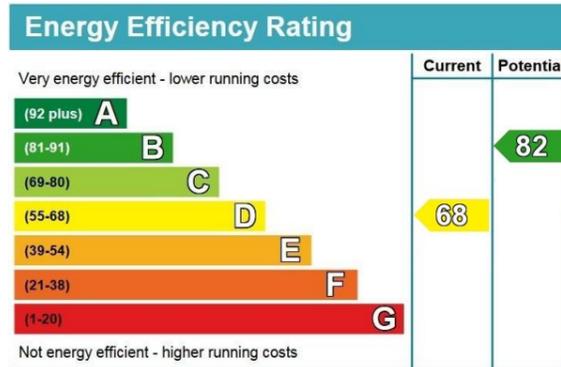


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1094436



Andeferas Road, Andover

Guide Price £380,000 Freehold



- Hallway
- Study/Dining Room
- Cloakroom
- 2 Further Bedrooms
- Garage Parking

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

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.

