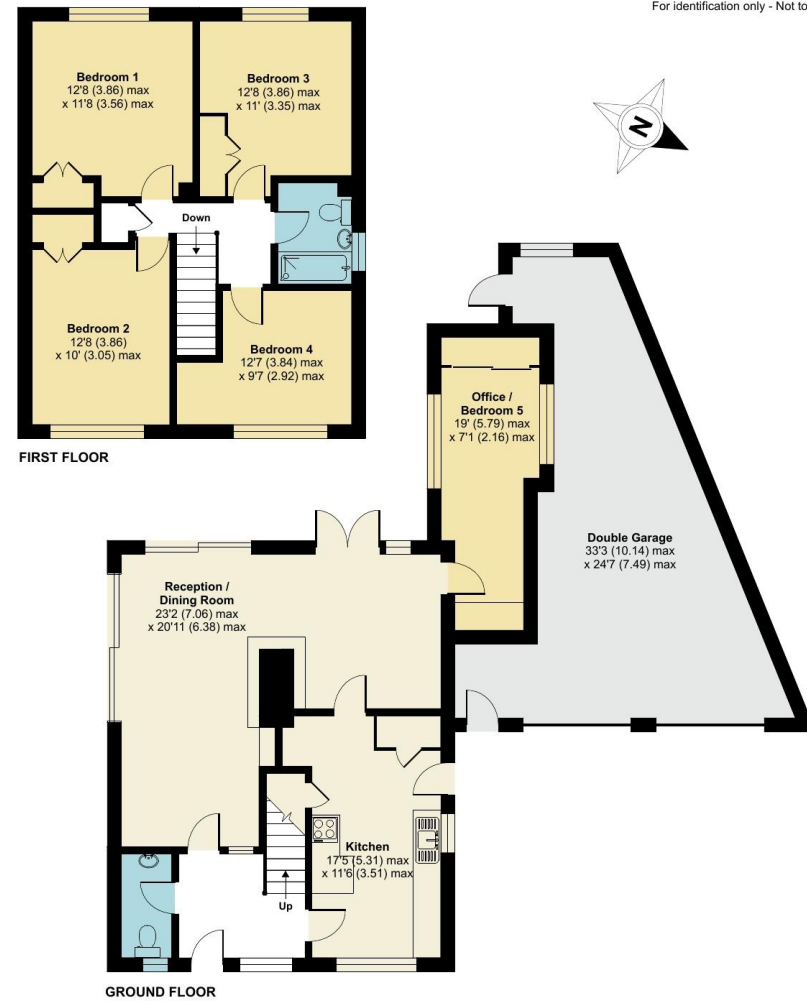
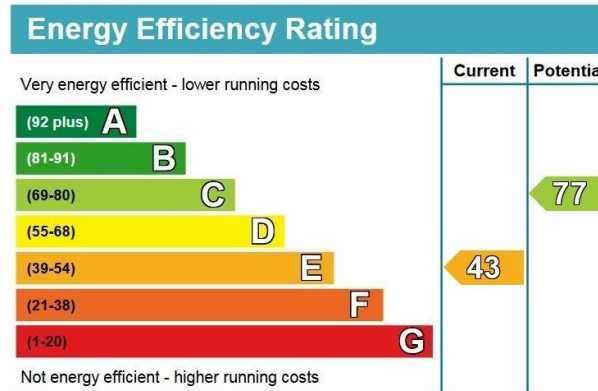


## Conholt Road, Andover, SP10

Approximate Area = 1489 sq ft / 138.3 sq m  
 Garage = 423 sq ft / 39.3 sq m  
 Total = 1912 sq ft / 177.6 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). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1090186



Conholt Road, Andover

Guide Price £550,000 Freehold

- Hallway
- Kitchen
- Study
- Bathroom
- Large Garden

- Cloakroom
- Sitting/Dining Room
- 4 Double Bedrooms
- Double Garage & Driveway
- Huge Potential

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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**DESCRIPTION:**

Tucked away at the end of a cul-de-sac on the sought after south side of the town and standing on a corner plot of approximately 0.4 acres, this detached house offers the potential to be a delightful family home. The accommodation offers scope for improvement and comprises hallway, cloakroom, L shaped sitting/dining room, study, kitchen, four double bedrooms and a bathroom. Outside there is generous driveway parking leading to a double garage and a large garden to the rear.

**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:**

Canopy porch with front door into:

**HALLWAY:**

Window to front. Stairs to first floor and doors to:

**CLOAKROOM:**

Window to front. WC and wash hand basin.

**SITTING ROOM:**

Double aspect with patio doors to the garden. Fireplace with open fire and open aspect to:

**DINING AREA:**

French doors to garden and doors to:

**STUDY:**

Window to side and fitted cupboards.

**KITCHEN:**

Double aspect and side door to driveway. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for cooker, space and plumbing for washing machine, dishwasher and tumble drier. Wall mounted boiler, understairs larder cupboard and further fitted cupboard.

**FIRST FLOOR LANDING:**

Loft access, airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM 1:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 4:**

Window to front.

**BATHROOM:**

Window to side. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is a driveway offering generous parking with an area of lawn to both sides and a path to the front door.

**DOUBLE GARAGE:**

Two up and over doors, personal door to the front and inspection pit.

**REAR GARDEN:**

Large garden which is mainly laid to lawn with mature shrubs, trees and a patio area adjacent to the house. There is also a swimming pool (not currently used).

**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.

