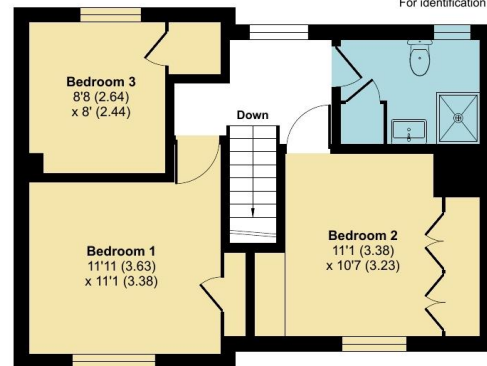
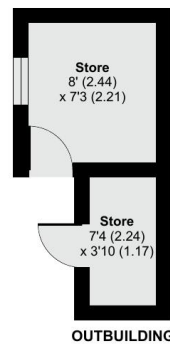


**King George Road, Andover, SP10**

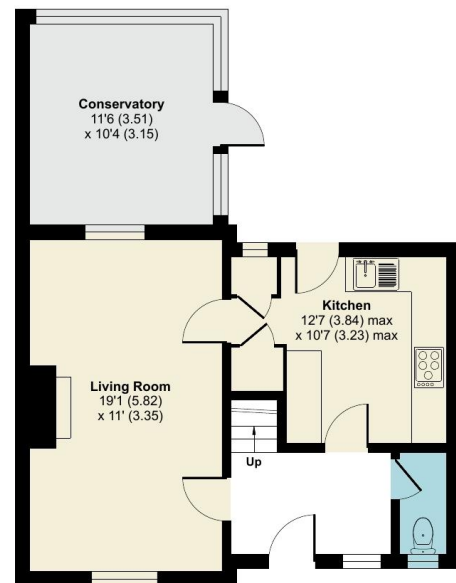
Approximate Area = 888 sq ft / 82.4 sq m  
Outbuildings = 208 sq ft / 19.3 sq m  
Total = 1096 sq ft / 101.7 sq m  
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

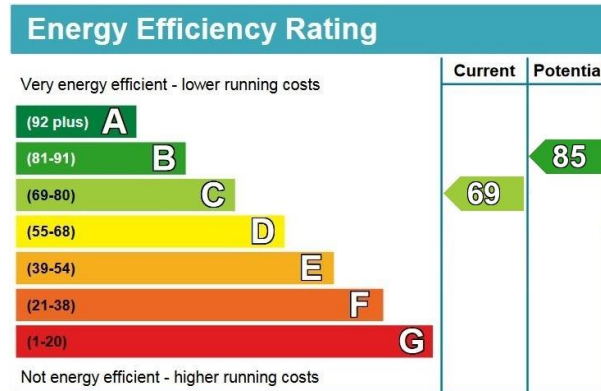


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1096903



**King George Road, Andover**

**Guide Price £269,950 Freehold**



- Hallway
- Kitchen
- Conservatory
- Re-fitted Shower Room
- Good Sized Garden

- Cloakroom
- Sitting/Dining Room
- 3 Bedrooms
- Driveway Parking
- No Onward Chain

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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:**

This end of terrace house is located in an established residential area close to local amenities and is offered for sale with no onward chain. The accommodation offers scope for improvement and comprises hallway, cloakroom, sitting/dining room, kitchen, conservatory, three bedrooms and a re-fitted shower room. Outside there is generous driveway parking to the front and a good sized garden to the rear with two brick stores and overlooking allotments.

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

**CLOAKROOM:**

Window to front and WC.

**KITCHEN:**

Window and door to rear garden. Range of eye and base level cupboards and drawers with wood work surfaces over and inset stainless steel sink with drainer. Range style cooker with extractor over, space and plumbing for washing machine and wall mounted boiler. Two larder/storage cupboards and door to:

**SITTING/DINING ROOM:**

Windows to front and rear. Stone fireplace.

**CONSERVATORY:**

Triple aspect with door to garden. Only accessible from outside.

**FIRST FLOOR LANDING:**

Window to rear and doors to:

**BEDROOM 1:**

Window to front and alcove (could be a wardrobe cupboard).

**BEDROOM 2:**

Window to front. Fitted wardrobe cupboards and drawers.

**BEDROOM 3:**

Window to rear and fitted wardrobe cupboard (no door).

**SHOWER ROOM:**

Window to rear. Re-fitted with a double shower cubicle with rainfall shower, vanity unit with wash hand basin, WC and heated towel rail. Loft access and airing cupboard with hot water tank and shelving.

**OUTSIDE:**

To the front there is an area of lawn and a driveway offering parking for up to four cars. There is a path to the front door and an arch leading to gated access to the rear garden.

**REAR GARDEN:**

Patio area adjacent to the house with two brick stores (one with power and light). The remainder is laid to lawn with an outlook to the rear over allotments.

**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.

