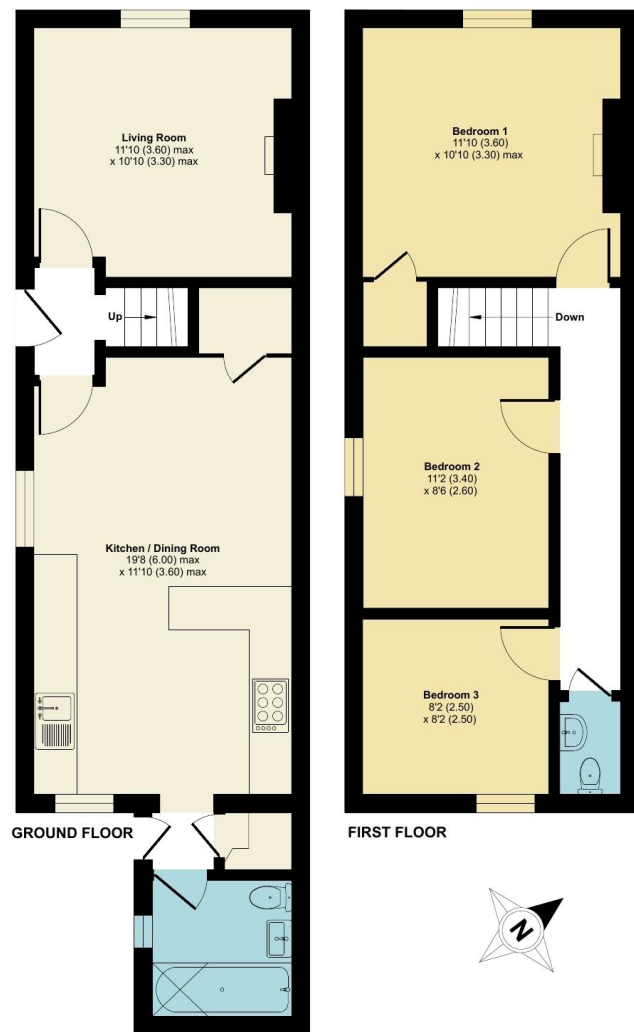


Hanson Road, Andover, SP10

Approximate Area = 895 sq ft / 83.1 sq m
For identification only - Not to scale

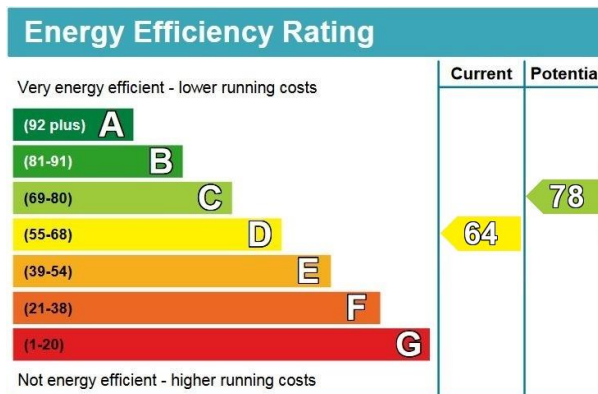


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1103694



Hanson Road, Andover

Guide Price £299,995 Freehold



- Semi-Detached
- Kitchen/Dining Room
- 3 Bedrooms
- Rear Garden
- Potential For Parking
- Sitting Room
- Bathroom
- Cloakroom
- Garage
- Planning for Double Extension

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.



DESCIRPTION :

Austin Hawk are delighted to offer this 1930s, semi-detached property, which retains some of its original features, situated in an established residential road within walking distance to a range of amenities. The well-presented accommodation comprises, sitting room, kitchen/dining room, bathroom, three bedrooms and a cloakroom. Outside the property offers a fully enclosed garden to the rear with access to potential parking and the garage. A further benefit of this property is the planning permission for a double extension which would allow three double bedrooms and an upstairs bathroom.

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 :

Stairs to first floor and doors to:

SITTING ROOM:

Front aspect and feature fireplace with open fire.

KITCHEN/DINING AREA :

Rear and side aspect. Range of eye and base level cupboards and drawers with worksurfaces over and inset stainless steel sink with drainer. Space for large gas cooker, space and plumbing for washing machine and space for fridge/freezer. Space for large dining table and chairs and understairs storage cupboard. Door to:

REAR LOBBY :

Door to garden, cupboard with wall mounted boiler and door to:

BATHROOM :

Side aspect. Panelled bath with shower over and further shower head, WC and wash hand basin. Tiled floor with underfloor heating.

FIRST FLOOR LANDING :

Loft access and doors to:

BEDROOM ONE :

Front aspect, fitted wardrobe cupboard and original cast iron fireplace.

BEDROOM TWO:

Side aspect.

BEDROM THREE:

Rear aspect.

CLOAKROOM:

WC and wash hand basin.

REAR GARDEN :

Fully enclosed garden with a decked area adjacent to the house. Steps lead down to a good-sized area of lawn with the garage and potential for parking.

GARAGE :

Up and over door to the front with both power and light.

TENURE & SERVICES :

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to the 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.

