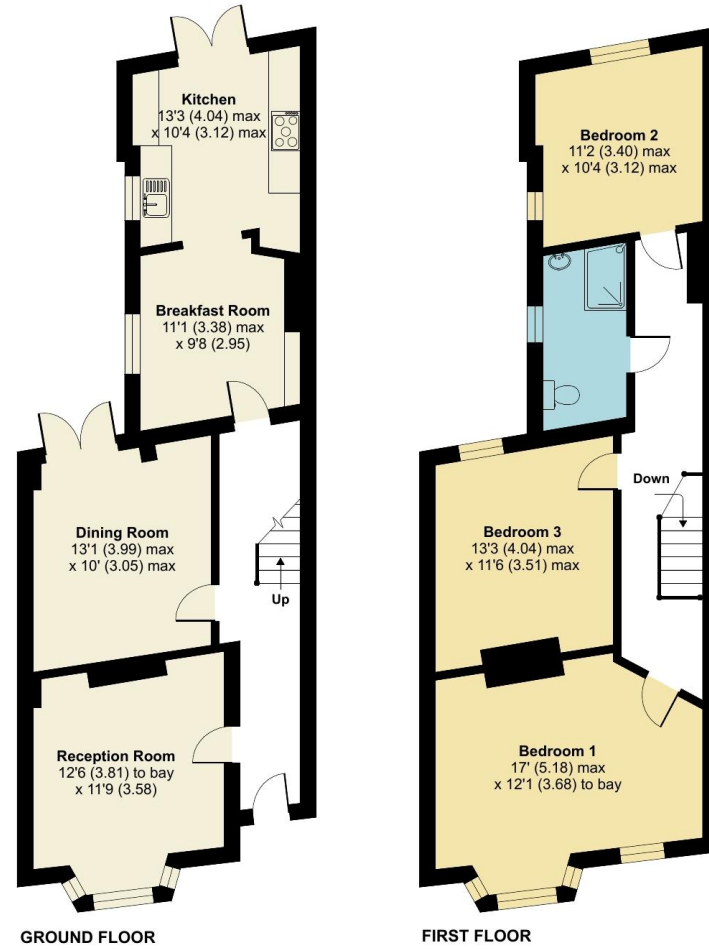




### Junction Road, Andover, SP10

Approximate Area = 1383 sq ft / 128.5 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). © nrichcom 2023. Produced for Austin Hawk Ltd. REF: 1033365

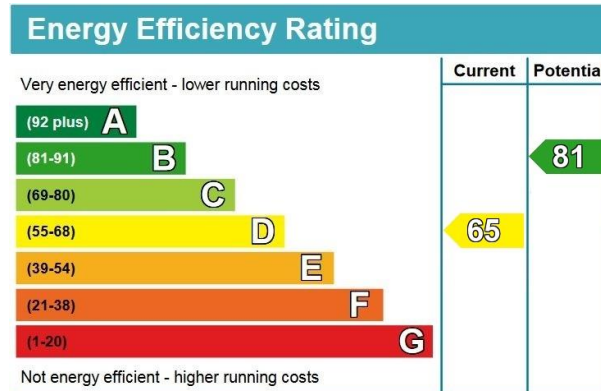
**RICS** Certified Property Measurer

**austinhawk** ESTATE AGENTS



### Junction Road, Andover

Guide Price £389,950 Freehold



- Hallway
- Dining Room
- Kitchen
- Bathroom
- Large Garden

- Sitting Room
- Breakfast Room
- 3 Double Bedrooms
- Off Road Parking
- Close to the Station

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 surprisingly spacious terraced house is located close to the railway station and with easy access to the town centre. The accommodation, which boasts many period features including an original front door, sash windows, fireplaces and wooden floorboards, comprises hallway, sitting room, dining room, breakfast room, kitchen, three double bedrooms and a shower room. To the front there is off road parking for one car whilst a particular feature of the property is the large, attractive and secluded rear 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:**

Original stained glass front door into:

**HALLWAY:**

Stairs to first floor and doors to:

**SITTING ROOM:**

Bay window to front and fireplace with log burner.

**DINING ROOM:**

French doors to garden and feature fireplace.

**BREAKFAST ROOM:**

Window to side. Fireplace with log burner, fitted cupboards and shelving, cupboard with wall mounted boiler and arch to:

**KITCHEN:**

Window to side and French doors to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and space for further appliances.

**FIRST FLOOR LANDING:**

Loft access, shelved alcove and doors to:

**BEDROOM 1:**

Bay window and further window to front.

**BEDROOM 2:**

Window to rear and feature cast iron fireplace.

**BEDROOM 3:**

Windows to side and rear.

**SHOWER ROOM:**

Window to side. Double shower cubicle, wash hand basin and WC.

**OUTSIDE:**

To the front there is off road parking for one car and a gated passageway (shared with next door) with a light to the rear garden.

**REAR GARDEN:**

The long and secluded rear garden is a particular feature of the property. Patio area adjacent to the house and steps up to a further paved area with a shed. A gravel path leads to a brick store and the main garden which is arranged in three sections and mainly laid to lawn with mature shrubs, trees and a greenhouse.

**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.

