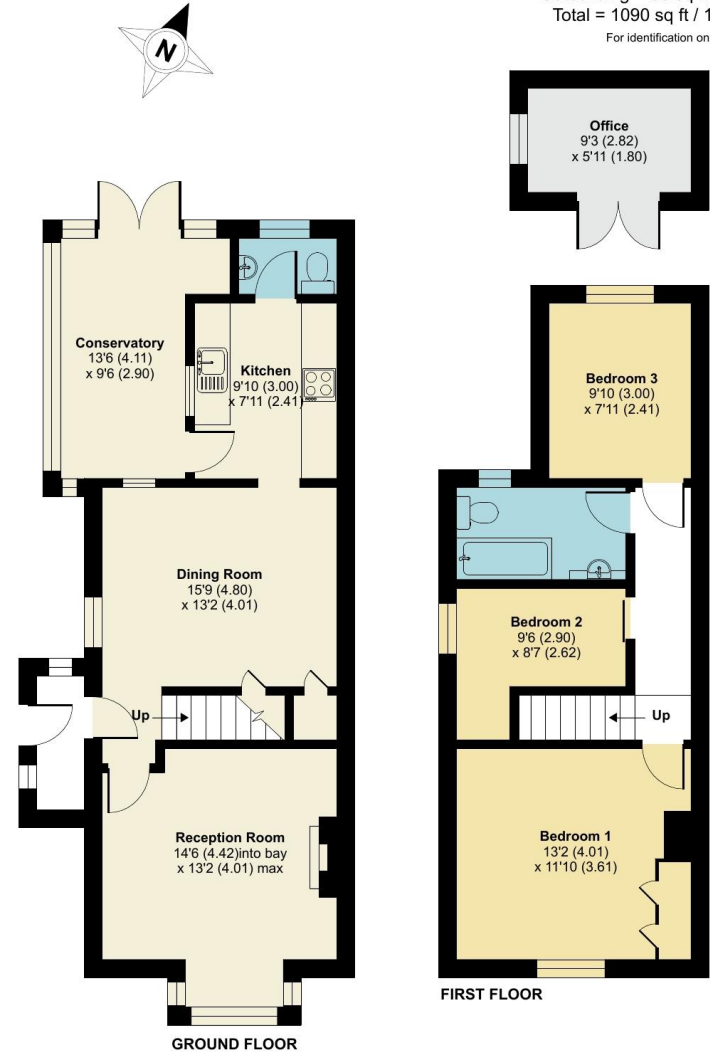


**Vigo Road, Andover, SP10**

Approximate Area = 1037 sq ft / 96.3 sq m  
 Outbuilding = 53 sq ft / 4.9 sq m  
 Total = 1090 sq ft / 101.3 sq m  
 For identification only - Not to scale

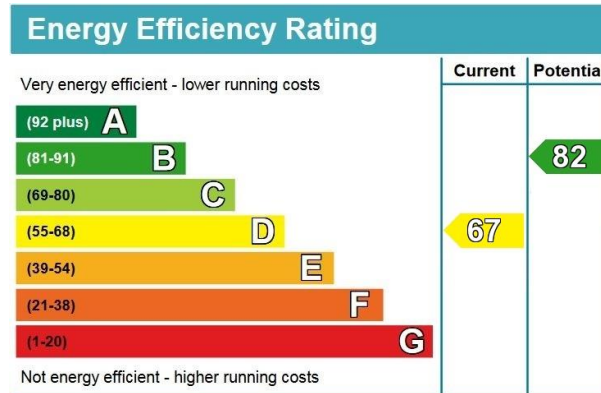


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1109126



**Vigo Road, Andover**

**Guide Price £335,000 Freehold**



- Entrance Porch
- Dining Room
- Cloakroom
- Three Bedrooms
- 100ft Rear Garden with Office
- Living Room
- Kitchen
- Conservatory
- Family Bathroom
- Close to Schools & Amenities

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.



**DESCRIPTION:** Potentially the ideal first family home, this three-bedroomed, semi-detached house is located close to both town centre amenities and has excellent proximity to schools catering for all age groups. Of 1926 construction, the property is typical of that period in its character whilst benefitting from modern enhancements in recent years along with parking directly in front of the property. The accommodation offers excellent living space and comprises entrance porch, living room, dining room, kitchen, conservatory, cloakroom, three bedrooms and a family bathroom. To the rear, there is a low maintenance garden stretching back approximately 100ft and comes with a modern outbuilding currently used as an office with power and internet access.

**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. Located centrally within Andover, Vigo Road is a long-established residential road linking London Road with the convergence of East Street and New Street near the town centre. The location has excellent proximity to both Andover's town centre amenities along with "out of town" supermarkets, retail shops and fast food establishments. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

**OUTSIDE:** The front of the property has a low maintenance, hard landscaped front garden along with driveway parking. A path to one side of the property leads to both the front door and to double gated access directly into the rear garden.

**ENTRANCE PORCH:** Part glazed to the side and to the rear. Door into:

**DINING ROOM:** Dual aspect with a window to the side and the rear. Door to built-in understairs storage cupboard complete with power point and further understairs storage space. Archway to:

**KITCHEN:** Window to one side and wooden stable door providing access to the conservatory. Range of eye and base level cupboards and drawers with worksurfaces over and chequered tiled splashbacks. Inset stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for washing machine and slimline dishwasher, space for fridge freezer. Door to:

**CLOAKROOM:** Window to rear. Decorative wall tiles. Close coupled WC and hand wash basin.

**CONSERVATORY:** Dual aspect with glazing to the side and French Doors opening out to the rear garden.

**LIVING ROOM:** South-facing living room with a box bay window to the front. Original open fireplace with decorative tiled surround and hearth.

**BEDROOM ONE:** Front aspect double bedroom. Double doors to built-in airing cupboards housing gas boiler and hot water cylinder. Four-door, freestanding wardrobe. Loft access.

**BEDROOM TWO:** Rear aspect double bedroom with far-reaching views to the north over Andover.

**BEDROOM THREE:** Side aspect single bedroom. Recess storage space.

**FAMILY BATHROOM:** Window to the rear. Panelled bath with shower over. Close coupled WC, vanity hand wash basin with vanity cupboard below and drawers to either side. Radiator.

**REAR GARDEN:** Extensive decked area adjacent to the rear of the property. Steps down to an area of lawn and raised borders with a pathway leading to a partition wall. Beyond is an outside office complete with double glazing, power, lighting, heating and internet access. There is a further lawned area beyond with a workshop and two small garden stores.

**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.

