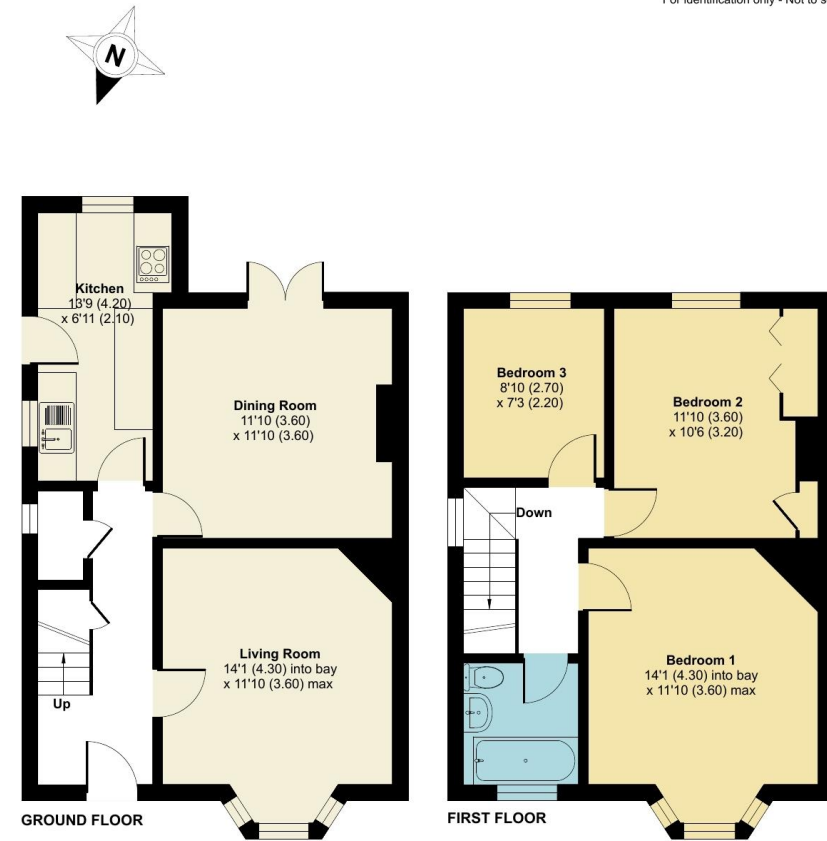


Weyhill Road, Andover, SP10

Approximate Area = 940 sq ft / 87.3 sq m
For identification only - Not to scale

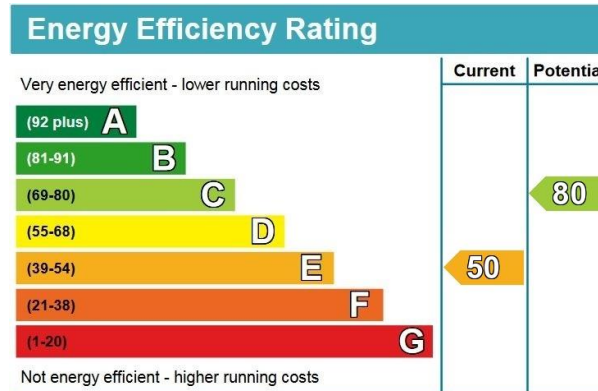


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1112674



Weyhill Road, Andover

Guide Price £325,000 Freehold



- Entrance Hallway
- Dining Room
- Three Bedrooms
- Good Sized Garden
- Proximity to Schools

- Living Room
- Kitchen
- Family Bathroom
- Close to Mainline Railway Station
- Close to 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.

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DESCRIPTION: Constructed back in 1925 with a typical period brick and flint frontage, this three-bedroomed, semi-detached house occupies an elevated position along the lower reaches of Andover's Weyhill Road, close to town centre amenities, schools catering for all age groups and the mainline railway station. The accommodation, with a number of original period features throughout comprises an entrance hallway, living room, dining room, kitchen, three bedrooms and a family bathroom. Outside to the rear is a good-sized, low-maintenance garden.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. The mainline railway station is just over half a mile from the property and 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. The property itself, on Weyhill Road, is just west of the junction of the start of Weyhill Road and Salisbury Road with Andover's High Street, less than half a mile away.

OUTSIDE: A stepped path curves its way up to front of the property from Weyhill Road, through mature flower and shrub beds up to an area of lawn. A path to one side leads to the front door of the property under a canopy porch with timber frame.

ENTRANCE HALLWAY: Stairs to first floor. Door to understairs storage cupboard housing utility meters and consumer unit. Door to additional understairs storage cupboard. Radiator. Door to:

LIVING ROOM: Bay window to the front. Original open feature fireplace with tiled hearth and decorative surround and mantle. Radiator.

DINING ROOM: French doors accessing the rear garden. Exposed timber flooring. Gas fire set on tiled hearth within original open fireplace with tiled surround and timber mantle. Radiator.

KITCHEN: Dual aspect with window to the rear and the side and an external door to the side. Tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine, space for under counter free-standing fridge and freezer. Radiator.

LANDING: Window to the side. Access to a loft that is mainly boarded via a pull-down loft ladder.

BEDROOM ONE: Bay window to the front. Original feature fireplace. Radiator.

BEDROOM TWO: Rear aspect double bedroom with exposed timber flooring. Double doors to built in airing cupboard housing hot water cylinder. Fitted recess storage cupboard. Radiator.

BEDROOM THREE: Good sized single bedroom with window to the rear. Radiator.

FAMILY BATHROOM: Window to the front. Panelled bath with shower over, close coupled WC, hand wash basin and radiator.

REAR GARDEN: Patio area adjacent to the rear of the property with a step down to a path that leads back to the side of the property and provides gated access to the front. The remainder of the garden is laid to lawn, enclosed by panelled fencing. Garden shed and external tap.

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.

