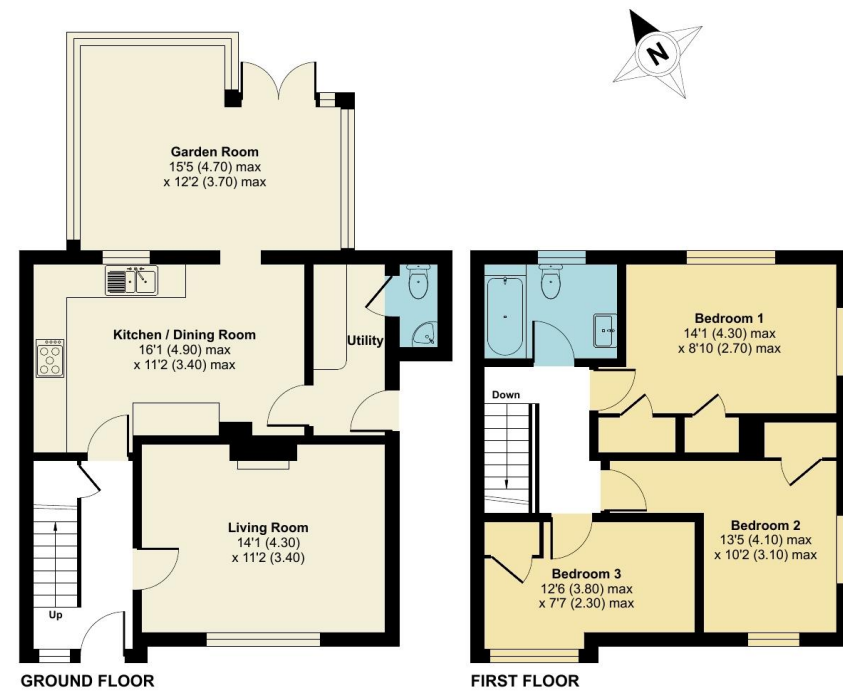


Weyhill Road, Andover, SP10

Approximate Area = 1111 sq ft / 103.2 sq m
For identification only - Not to scale

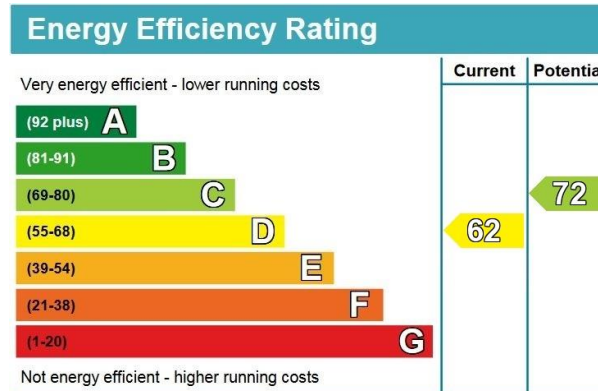


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1122839



Weyhill Road, Andover

Guide Price £360,000 Freehold



- Living Room
- Modern Garden Room
- Home Office
- Family Bathroom
- Driveway Parking

- Kitchen/Dining Room
- Utility & Cloakroom
- Three Double Bedrooms
- Low Maintenance Gardens
- Proximity 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.

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DESCRIPTION: Potentially the perfect first family home, this three-bedroomed, semi-detached house benefits from an excellent location with proximity to schools catering for all age groups, numerous local amenities plus, Andover's mainline railway station. The property has a great deal to offer and is deceptively spacious plus, includes a fully insulated home office with power and internet access. The very well-presented accommodation comprises entrance hallway, living room, kitchen/dining room, modern garden room, utility room, cloakroom, three double bedrooms all with built in wardrobes and a family bathroom. Outside, there are low maintenance gardens to both front and rear, driveway parking for up to three vehicles and the potential for access to a garage located alongside the property.

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, exactly one mile away, 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 can be found towards the western end of Weyhill Road with the location close to many local amenities including convenience stores, various fast-food outlets, public houses, a supermarket, petrol station, country store and a renowned bakery and fish and chip shop. Andover's hospital is a short distance away as are dental and GP practices, as well as Charlton village, which has further local amenities, including an extensive leisure park.

OUTSIDE: Set back off Weyhill Road with a driveway in front of the property, lawned to either side with a path leading to the front door under a canopy porch. Enclosed to the front and one side with timber plank fencing and gated access to the side and rear of the property. Further driveway parking is available in front of a garage, located alongside the property and currently rented.

ENTRANCE HALLWAY: Glazed front aspect side panel next to the front door. Stairs to first floor, built in cupboard housing electric meter. Door to built in understairs storage cupboard. Radiator. Door to:

LIVING ROOM: Window to front. Wood burning stove, inset on a slate tiled hearth within an open fireplace. Radiator.

KITCHEN/DINING ROOM: Rear aspect window along with an open plan layout to the Garden room. Range of eye and base level cupboards and drawers with worksurfaces over. One and a half bowl composite sink and drainer, inset induction hob with extractor over and glass splashback. Built in, eye-level double ovens and grill. Integral dishwasher and space for fridge freezer. Door to:

UTILITY ROOM: External door to the side of the property. Eye level wall mounted cupboards and worksurface over space and plumbing for washing machine and tumble dryer. Wall mounted Ideal Logic+ gas combi boiler. Door to:

CLOAKROOM: Close coupled WC, hand wash basin and radiator.

GARDEN ROOM: Open plan flow from the kitchen/dining room with a triple aspect. Glazed to rear and one side with clerestory windows to one side also. French doors accessing the rear garden. Double glazed roof. Radiators.

LANDING: Access to a boarded loft via a pull-down loft ladder.

BEDROOM ONE: Dual aspect double bedroom with windows to the rear and one side. Doors to two separate built in wardrobe cupboards. Radiator.

BEDROOM TWO: Dual aspect double bedroom with windows to the front and one side. Door to built in wardrobe cupboard. Radiator.

BEDROOM THREE: Double bedroom with window to the front. Door to built in wardrobe cupboard. Radiator.

FAMILY BATHROOM: Completely refurbished during 2022. Window to the rear, panelled bath with rainfall and separate shower heads. Close coupled WC, vanity hand wash basin with cupboard below. Heated towel rail. Vinyl flooring and fully tiled walls.

REAR GARDEN: Enclosed by panel fencing with gated access to the front garden. Recently laid concrete patio adjacent to the rear of the property wrapping around to one side. Low level retaining walls with lawned area beyond including flower and herbaceous borders. Garden shed and access to:

HOME OFFICE: Constructed in September 2023. Fully insulated with power, lighting and internet access. Double doors opening to the front and double-glazed window to one side.

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.

