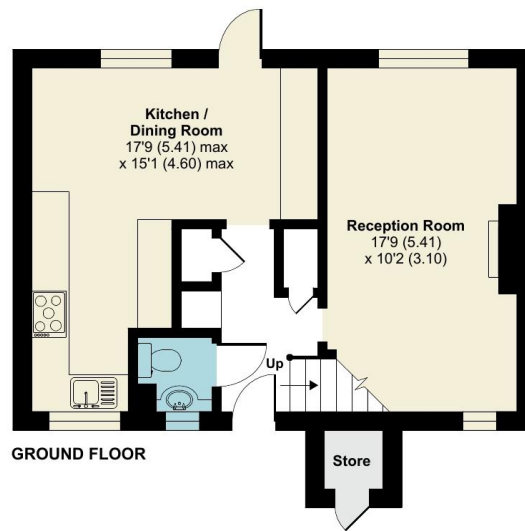


Pilgrims Way, Andover, SP10

Approximate Area = 962 sq ft / 89.3 sq m (excludes store)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

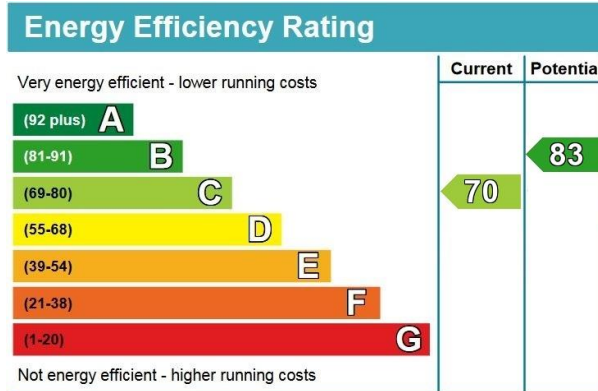


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1121422



Pilgrims Way, Andover

Guide Price £235,000 Freehold



- Hallway
- Sitting Room
- 3 Bedrooms
- Separate WC

- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Enclosed garden

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 terraced house is located on the edge of the town and enjoys a pleasant outlook to the front over trees. The well presented accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room, three bedrooms, a bathroom and separate WC. Outside there is an enclosed garden to the rear and communal parking to the front.

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, cloaks cupboard, shoe store, further cupboard with consumer unit and doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

SITTING ROOM: Windows to front and rear. Fireplace with electric fire.

DINING AREA: Window and door to rear garden. Breakfast bar, space for table and chairs and open aspect to:

KITCHEN: Window to front. 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 eye level double oven. Integral dishwasher, space and plumbing for washing machine and space for American style fridge/freezer.

FIRST FLOOR LANDING: Window to front. Loft access, storage cupboard and airing cupboard with wall mounted boiler. Doors to:

BEDROOM 1: Window to rear. Wardrobe cupboards and drawers.

BEDROOM 2: Window to rear.

BEDROOM 3: Window to rear.

BATHROOM: Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin and mirrored cupboard with lights. Heated towel rail.

SEPARATE CLOAKROOM: Window to front and WC.

OUTSIDE: The front garden is gravelled with a path to the front door. There is also a communal car parking area.

REAR GARDEN: Patio area adjacent to the house leading to an area of lawn. A path leads to a shed and a rear access gate.

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.

