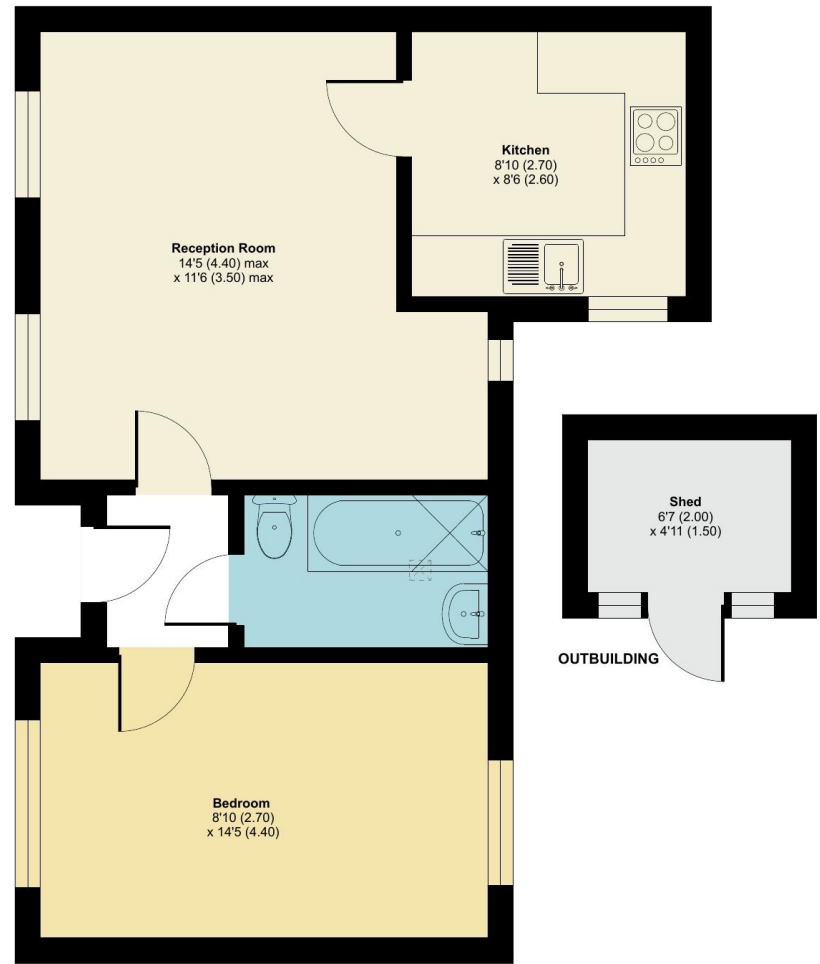


**Leigh Road, Andover, SP10**

Approximate Area = 463 sq ft / 43 sq m  
 Outbuilding = 32 sq ft / 2.9 sq m  
 Total = 495 sq ft / 45.9 sq m  
 For identification only - Not to scale



GROUND FLOOR

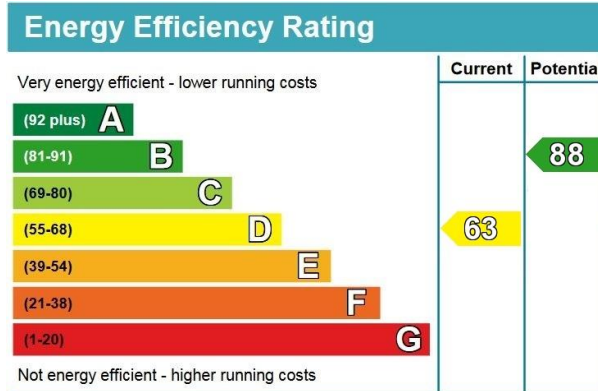


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1136103



**Leigh Road, Andover**

**Guide Price £175,000 Freehold**



- Hallway
- Kitchen
- Bathroom
- Garden

- Living Room
- Bedroom
- Parking Space
- No Onward Chain

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:**

A rare opportunity to purchase a one bedroom bungalow located in an established residential area and offered for sale with no onward chain. The accommodation comprises hallway, living room, kitchen, bedroom and bathroom. Outside there is a gravelled parking space with gated access to the garden which is located 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:**

Loft access and doors to:

**LIVING ROOM:**

Two windows to the front, a window to the rear and door to:

**KITCHEN:**

Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Space for free standing cooker with extractor over. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

**BEDROOM:**

Windows to front and rear.

**BATHROOM:**

Skylight window. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is a gravelled driveway offering parking for one car and gated access to:

**GARDEN:**

The garden is located to the front of the property. Decked area adjacent to the bungalow which is arranged on several levels with a wooden seat and a covered area with access to the shed/summerhouse. The remainder is laid to lawn.

**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.

