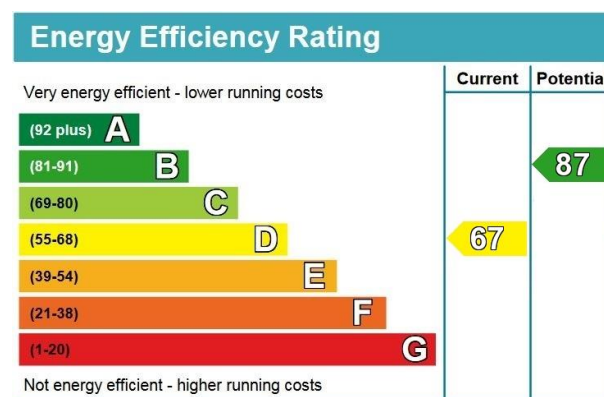


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ESTATE AGENTS



Vespasian Road, Andover

Guide Price £240,000 Freehold



- No Onward Chain
- Kitchen/Breakfast Room
- Three Bedrooms
- Low Maintenance Gardens
- Proximity to Schools

- Entrance Lobby
- Living/Dining Room
- Bathroom
- Allocated Parking Space
- Close to Amenities & Open Countryside

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: Located on the western edge of Roman Way, this three-bedroomed, semi-detached house is offered to the property market with No Onward Chain. With proximity to local schools and open countryside as well as numerous local amenities, the property would make an ideal first family home. The property benefits from an allocated parking space to the rear whilst the accommodation itself comprises an entrance lobby, a good-sized kitchen/breakfast room, living/dining room, three bedrooms and a bathroom. There are low maintenance gardens to both the front and the rear of the property with gated side access between them.

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. Vespasian Road can be found on the Roman Way development off Roman Way itself. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages, Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

ACCOMMODATION: A path leads from Vespasian Road through a low maintenance front garden with areas of lawn either side of the path. The path continues to one side of the property with gated access to the rear garden. Front door into:

ENTRANCE LOBBY: Glazed side panel to one side of the front door. Tiled flooring. Internal glazed door into:

KITCHEN/BREAKFAST ROOM: Good-sized, front aspect kitchen/breakfast room with tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Stainless steel sink and drainer, inset gas hob with extractor over. Built-in, eye-level double ovens and grill. Space and plumbing for a washing machine, space for a fridge freezer. Door to:

LIVING/DINING ROOM: French doors opening out to the rear garden. Door to built-in, understairs storage cupboard housing electric meter and consumer unit. Radiators. Stairs to first floor.

LANDING: Door to built-in boiler cupboard housing Ideal Logic C30 combi boiler. Loft access.

BEDROOM ONE: Double bedroom with a window to the rear. Radiator.

BEDROOM TWO: Small double bedroom with a window to the front. Radiator.

BEDROOM THREE: Front aspect single bedroom. Radiator.

BATHROOM: Window to the side. Panelled bath with fully tiled bath enclosure and shower over. Close coupled WC, vanity hand wash basin with a cupboard below. Heated towel rail.

REAR GARDEN: Patio adjacent to the rear of the property, extending to one side, forming a path leading to a small garden shed. The remainder of the garden is laid to lawn with gated side access to the front of the property.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

