

Salisbury Road, SP10
Approximate Gross Internal Area = 106.9 sq m / 1150 sq ft
Approximate Garage Internal Area = 19.2 sq m / 207 sq ft
Approximate Total Internal Area = 126.1 sq m / 1357 sq ft

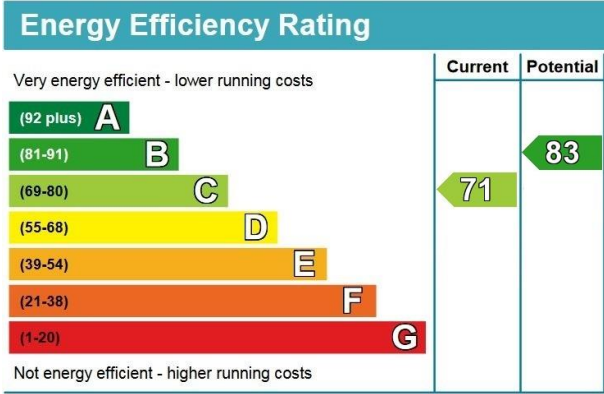


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Salisbury Road, Andover

Guide Price £495,000 Freehold



- Entrance Hallway
 - Living Room
 - Cloakroom
 - Family Bathroom
 - Sizeable Rear Garden
- Kitchen/Breakfast Room
 - Study/Fourth Bedroom
 - Three Bedrooms
 - Garage & Expansive Driveway
 - Close 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.



Set within a generous plot, this 1950s detached, three-bedroomed house offers excellent potential for extension and possible reconfiguration, subject to the required consent. Located along the most elevated part of Salisbury Road, on the south western edge of Andover, the property benefits from expansive driveway parking and an attached garage. The location has a great deal to offer, with proximity to town centre and local amenities, schools catering for all age groups, Andover's mainline railway station plus open countryside and the nearest outlying villages all close by. The accommodation itself comprises an entrance hallway, living room, a study that could also be utilised as a fourth bedroom or a dining room, kitchen/breakfast room, cloakroom, three bedrooms and a family bathroom. Outside to the rear is a sizeable, low-maintenance garden. Viewing is highly recommended to appreciate the potential that this property has to offer.

An access road links Salisbury Road to the front of the driveway with a brick pillared entrance. The limestone chipped driveway forms the frontage and provides parking for numerous vehicles. The attached garage sits to one side of the property with gated side access to the rear on the opposite side. The front door of the property, with a glazed side panel opens into the entrance hallway from which there is access to the front aspect study/fourth bedroom/dining room, and the cloakroom. The living room to one side of the hallway is of dual aspect whilst the kitchen/breakfast room has an open plan theme and includes French doors opening out to the rear garden. The kitchen features built-in, eye-level ovens, an induction hob, integral fridge/freezer and dishwasher and a worktop extending to a peninsular. Adjacent to the kitchen is an attached outbuilding with space and plumbing for a washing machine and additional storage space plus, external side access. The first floor offers a master bedroom with a dual aspect along with two further bedrooms and the family bathroom.

The garden space to the rear of the property is where the potential for change can really be appreciated. Spanning in excess of 100 feet in length and approximately 50 feet in width, the garden is currently mainly laid to lawn with mature trees and a patio area adjacent to the rear of the property. There is a secondary up and over door into the rear of the garage plus an external tap and power socket along with gated side access to the front of the property.

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, less than a 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 is located along Salisbury Road between the junctions with Millway Road and Floral Way with nearby local amenities including two convenience stores, one of which has a post office, a public house, and a garden centre. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying village of Upper Clatford, also a short distance away with the Test Valley and the small town of Stockbridge beyond.

