

Reduced headroom

Maytree Road, SP10
Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft
(excludes restricted head height)

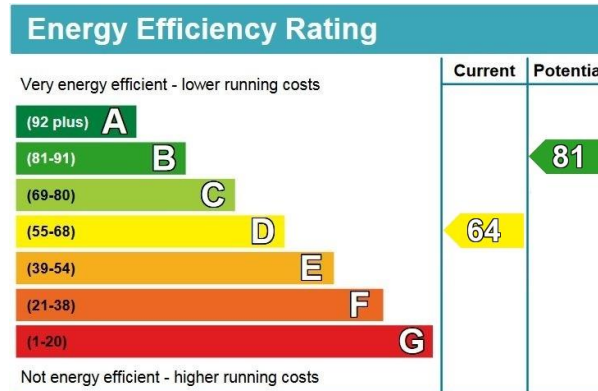


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



May Tree Road, Andover

Guide Price £380,000 Freehold



- Hallway
- Kitchen/Dining Room
- Study
- Bathroom
- Off Road Parking
- Living Room
- Utility Room & Cloakroom
- 3 Bedrooms
- Loft Conversion
- Good Sized 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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DESCRIPTION:

This substantial semi-detached house is located in an established residential area close to local amenities including well regarded schools. The accommodation comprises hallway, living room, kitchen/dining room, utility room, cloakroom, study, three bedrooms and a bathroom. The loft has been converted into an extra bedroom and shower room. Outside there is off road parking to the front whilst a particular feature of the property is the good sized and secluded rear garden.

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:

Windows to front and side. Stairs to first floor with understairs cupboard, cloaks cupboard and doors to:

LIVING ROOM:

Window to rear. Feature fireplace and corner corner cupboard for TV.

KITCHEN/DINING ROOM:

Window to front. Range of eye and base level cupboards and drawers with wood work surfaces over and inset ceramic sink with drainer. Inset induction hob with extractor over and oven below. Integral dishwasher and fridge. Open aspect to DINING AREA with window to rear and corner cabinet. Door to:

UTILITY ROOM:

High level cupboards and work surface with space and plumbing below for washing machine and tumble drier. Space for further appliances, door to front and doors to:

CLOAKROOM:

Window to front. WC and vanity cupboard with wash hand basin.

STUDY:

Window to rear and French doors to garden. Cupboard with wall mounted boiler.

FIRST FLOOR LANDING:

Window to front. Linen cupboard, paddle steps to loft conversion and doors to:

BEDROOM 1:

Window to rear. Fitted wardrobe cupboard and feature cast iron fireplace.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to front and fitted cupboard.

BATHROOM:

Window to side. Panelled bath, separate shower cubicle with rainfall shower, vanity cupboard with wash hand basin, WC and heated towel rail.

LOFT CONVERSION:

Landing with Velux window to rear, eaves storage and doors to: BEDROOM with Velux window to rear and eaves storage. SHOWER ROOM with shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is block paved parking for two cars and power.

REAR GARDEN:

Good sized and secluded garden which backs on to allotments. Patio area adjacent to the house with power and light leading to an area of lawn with shrub borders. To the rear there is an area of slate shingle with sheds and a mature tree.

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.

