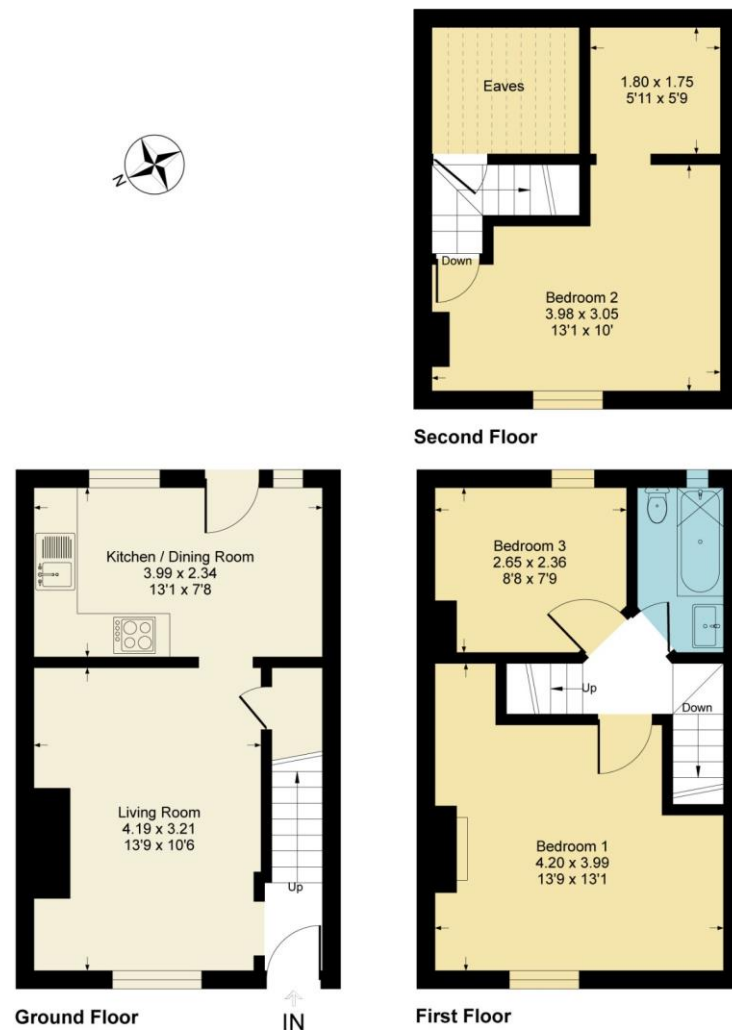


New Street, SP10
Approximate Gross Internal Area = 69.2 sq m / 745 sq ft
(excludes restricted head height)

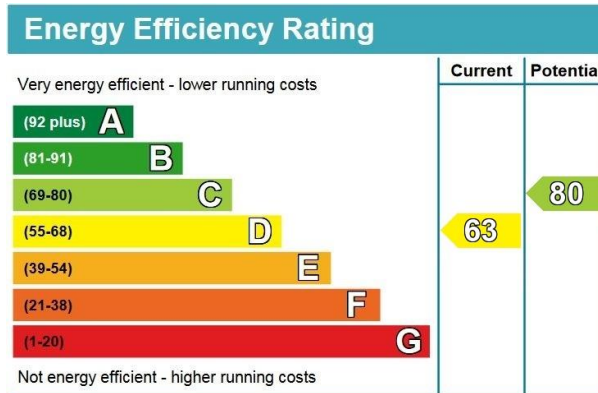


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



New Street, Andover

Guide Price £250,000 Freehold



- No Onward Chain
- Living Room
- Two First Floor Bedroom
- Second Floor Double Bedroom
- Close to Amenities

- Updated Victorian Terrace
- Kitchen
- Bathroom
- Rear Garden
- Proximity to Mainline Railway Station

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: Available to the property market with No Onward Chain, this three-bedroomed, late Victorian terraced house has had numerous updates and enhancements during the current owner's recent tenure. The property has a light and airy feel throughout and offers a balance of period character alongside modern living in an excellent location close to many local amenities. Arranged over three floors, the well-presented accommodation comprises a living room, a kitchen, two first floor bedrooms alongside a recently fitted bathroom and a double bedroom occupying the second floor, which includes a walk-in wardrobe. Outside to the rear is a low-maintenance garden.

LOCATION: New Street is located centrally within Andover and is the route north from the town centre, linking East Street with Churchill Way and the ring road. The location has excellent proximity to both Andover's town centre amenities along with "out of town" supermarkets, retail shops and fast-food establishments. Open countryside is never far away from Andover in any direction and Andover's mainline railway station is less than a mile away, offering a direct line into London's Waterloo in just over an hour, whilst the A303 provides road links east towards the capital and to the west country, with the A34 linking the south coast northwards towards the Thames Valley and the Midlands beyond.

ENTRANCE LOBBY: The front door of the property opens into a small entrance lobby with stairs to the first floor, a radiator, electric meter and consumer unit. Open plan doorway to:

LIVING ROOM: Characterful, front aspect living room with exposed timber flooring and a renovated original feature, open fireplace with a decorative tiled surround. Door to built-in, understairs storage cupboard. Recessed shelving and space for dining.

KITCHEN: Refurbished in 2021, rear aspect kitchen with windows and an external door providing access to the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl ceramic sink and drainer, inset gas hob with extractor over and double oven/grill below. Space and plumbing for a washing machine and space for an American-style fridge freezer. Space for dining. Radiator.

BEDROOM ONE: First floor double bedroom with a window to the front and featuring exposed timber flooring. Original feature fireplace set on a brick hearth. Understairs recess storage space.

BEDROOM THREE: First floor bedroom with a window to the rear, currently used as an office. Original feature fireplace. Wall mounted, gas combi boiler.

BATHROOM: Newly installed in 2022 with a window to the rear and subway tiled walls. Panelled shower-bath with a rainfall shower over. Close coupled WC, vanity hand wash basin with deep drawer storage below and a heated towel rail. Illuminated and heated, mirrored wall mounted cabinet.

BEDROOM TWO: Occupying all of the second floor with eaves storage accessible from the stairwell. Double bedroom with a window to the front and including open plan access to a walk-in wardrobe. Radiator.

REAR GARDEN: Terraced rear garden mainly laid to lawn with a patio area and garden shed. External tap.

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.

