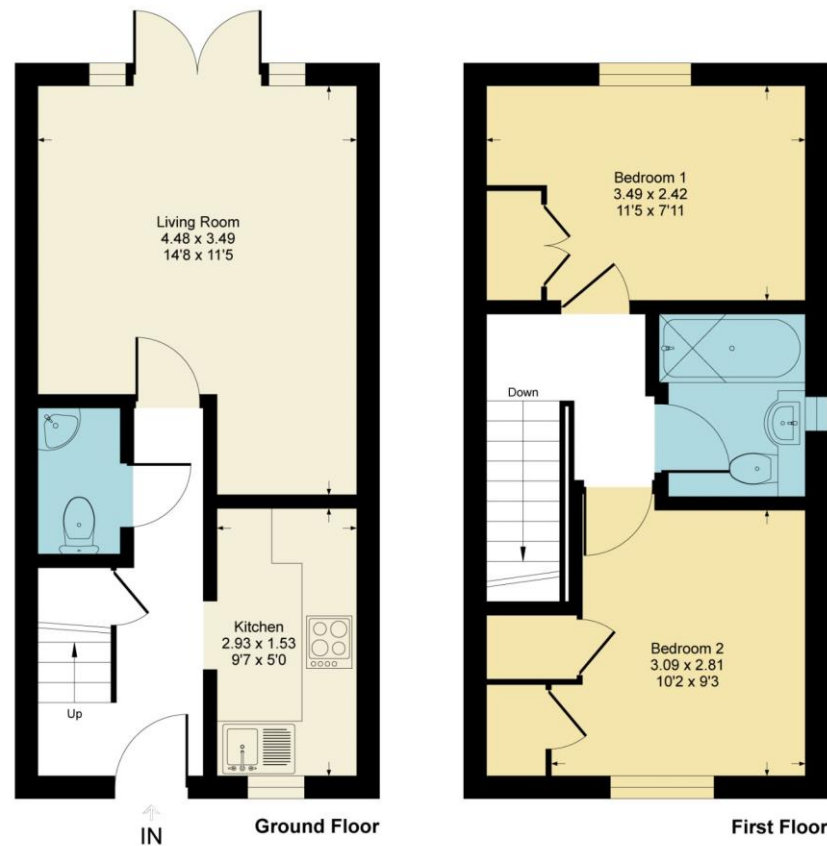


Lodge Drive, SP11
 Approximate Gross Internal Area = 52.7 sq m / 568 sq ft

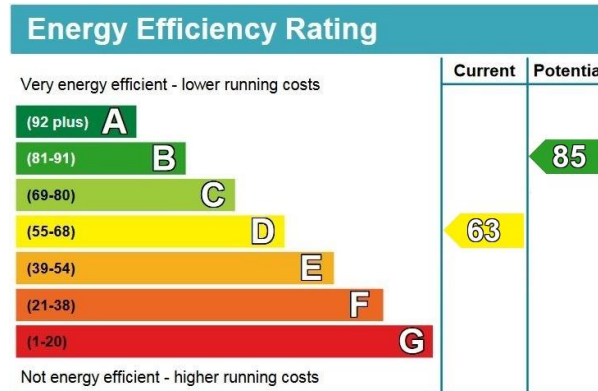


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Lodge Drive, Weyhill

Guide Price £240,000 Freehold



- Village Location
- Kitchen
- Living Room
- Bathroom
- Parking for 2 Vehicles

- Entrance Hallway
- Cloakroom
- Two Double Bedrooms
- Private Rear Garden
- Close to 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.

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DESCRIPTION:

The potential perfect first time property purchase, this two double-bedroomed, terraced property is tucked away amongst attractive, mature and well-maintained communal gardens in the heart of the village of Weyhill, just two and a half miles west of Andover. The property has had a number of upgrades in recent years and also benefits from two parking spaces plus a private rear garden as well as proximity to local amenities and the local transport network. The accommodation itself comprises an entrance hallway, a kitchen, a cloakroom, a living/dining room, two double bedrooms and a bathroom.

LOCATION:

Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Lodge Drive itself just off Red Post Lane, on the south side of the village, opposite the most recent Fairground site and St Michaels and All Angels church. Village amenities include a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. 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.

OUTSIDE:

A private driveway leads from the highway through attractive communal gardens to a private parking area. Within the Lodge Drive complex is a communal lawn, bin storage and a clothes drying area. A footpath leads from the parking area, direct to the front door of the property within a courtyard.

ENTRANCE HALLWAY:

Stairs to first floor. Low-level door to built-in, understairs storage cupboard. Wall mounted electric storage heater.

KITCHEN:

Front aspect kitchen with a range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset stainless steel sink and drainer, inset Induction hob with extractor over and oven/grill below. Space and plumbing for a washing machine and space for a fridge freezer. Cupboard housing consumer unit (newly installed in 2021).

CLOAKROOM:

Close coupled WC and vanity hand wash basin with cupboard storage below.

LIVING/DINING ROOM:

Rear aspect living/dining room with French doors providing access to the rear garden. Wall mounted electric storage heater. Space for dining.

BEDROOM ONE:

Double bedroom with a window to the rear. Double doors to built-in wardrobe storage. Wall mounted independent oil filled radiator.

BEDROOM TWO:

Smaller double bedroom with a front aspect. Door to built-in airing cupboard housing an unvented hot water cylinder. Wall mounted, independent oil filled radiator.

BATHROOM:

Window to the side. Fully tiled bath enclosure with a panelled bath and a rainfall shower system. Concealed cistern WC, vanity hand wash basin with storage below.

REAR GARDEN:

Practical, low-maintenance, south-facing rear garden with a patio area adjacent to the rear of the property. The remainder is laid to limestone chippings.

TENURE:

Freehold. The freehold does include a covenant for an annual ground rent fee of most recently £1060 payable towards the upkeep of the communal areas.

SERVICES:

Mains water, drainage and electricity are connected. Heating via electric storage heaters and independent oil fired 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.

