

Old Winton Road, SP11

Approximate Gross Internal Area = 94.4 sq m / 1017 sq ft
 Approximate Outbuildings Internal Area = 18.8 sq m / 203 sq ft
 Approximate Total Internal Area = 113.2 sq m / 1220 sq ft

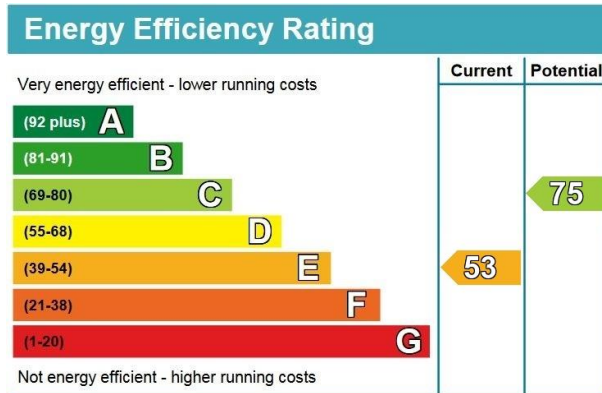


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Old Winton Road, Andover

Guide Price £389,950 Freehold



- Hallway
- Dining Room
- Utility/Cloakroom
- Bathroom
- Secluded Garden
- Living Room
- Kitchen
- 3 Bedrooms
- Parking
- 2 Large Sheds

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 detached character house is located on an established residential road within walking distance of the town centre and Ladies Walk. The accommodation comprises hallway, living room, dining room, kitchen, utility/cloakroom, three bedrooms and a bathroom. To the front there is off road parking for one car whilst the secluded rear garden benefits from two good sized sheds.

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:

Open porch with front door into:

HALLWAY:

Window to side. Stairs to first floor with understairs cupboard and alcove storage. Doors to:

LIVING ROOM:

Bay window to front. Fireplace with shelving to both sides. Open aspect to:

DINING ROOM:

French doors to garden and arch to:

KITCHEN:

Windows to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space for fridge/freezer, space for tumble drier, wall mounted boiler and open access to:

UTILITY AREA:

Work surface with space and plumbing below for washing machine. Door to:

CLOAKROOM:

Window to side and WC.

FIRST FLOOR LANDING:

Window to side. Access to part boarded loft, fitted wardrobe cupboard with hanging rail and shelving. Doors to:

BEDROOM 1:

Window to rear.

BEDROOM 2:

Bay window to front.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. Panelled bath with hand held shower attachment, separate shower cubicle, wash hand basin and WC.

OUTSIDE:

To the front of the property there is a gravelled area, gated access at both sides to the rear garden and a driveway offering parking for one car.

REAR GARDEN:

The secluded garden has a patio area adjacent to the house with steps leading to down to an area of lawn with mature shrubs and trees. There are also two good size sheds.

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.

