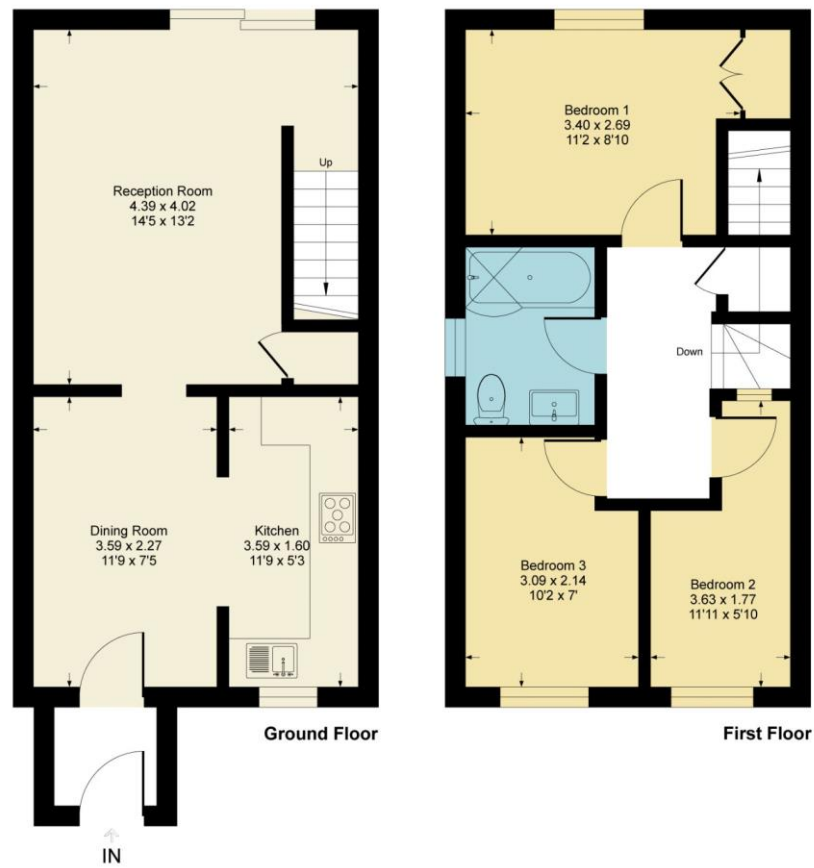


**Trajan Walk, SP10**  
 Approximate Gross Internal Area = 67.2 sq m / 724 sq ft

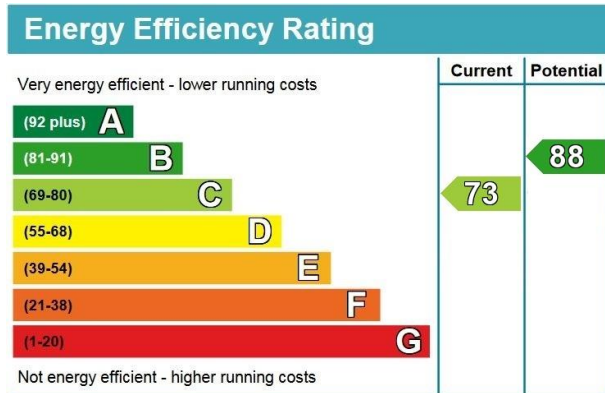


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Trajan Walk, Andover**

**Guide Price £240,000 Freehold**



- Entrance Porch
- Kitchen
- 3 Bedrooms
- Enclosed Garden
- Dining Room
- Living Room
- Bathroom
- Parking Space

**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:**

Located on the western edge of Roman Way, this semi-detached house benefits from close proximity to local schools and open countryside as well as numerous local amenities. The property benefits from an allocated parking space to the rear whilst the accommodation itself comprises entrance porch, dining room, kitchen, living room, three bedrooms and a bathroom. Outside there is a garden to the front and an enclosed rear garden with gated access to the parking space.

**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. Trajan Walk can be found on the Roman Way development off Roman Way itself. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages, Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

**ACCOMMODATION:**

Front door into ENTRANCE PORCH with glazed doors to:

**DINING ROOM:**

With open aspect to:

**KITCHEN:**

Window to front. 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 and plumbing for washing machine and space for fridge/freezer.

**LIVING ROOM:**

Patio doors to garden. Stairs to first floor with understairs cupboard and fireplace.

**FIRST FLOOR LANDING:**

Airing cupboard with wall mounted boiler, loft access and doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to front.

**BATHROOM:**

Window to side. P shaped bath with shower over, vanity cupboard with wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of lawn with a path to the front door.

**REAR GARDEN:**

Patio area adjacent to the house with the remainder laid to lawn. A path leads to a gate giving access to the parking located to the rear.

**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.

