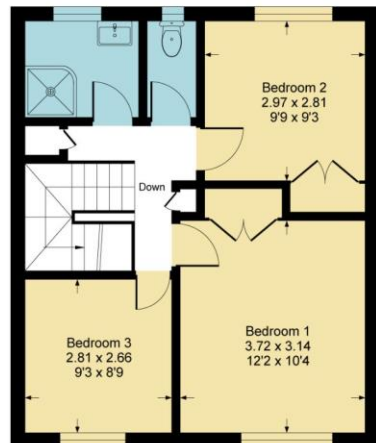
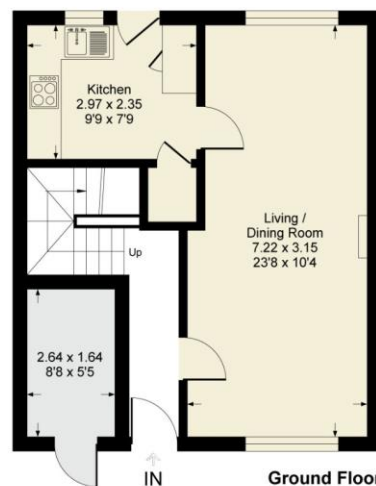


Highlands Road, SP10
 Approximate Gross Internal Area = 80.9 sq m / 871 sq ft
 Approximate Outbuilding Internal Area = 3.9 sq m / 43 sq ft
 Approximate Total Internal Area = 84.8 sq m / 914 sq ft



First Floor



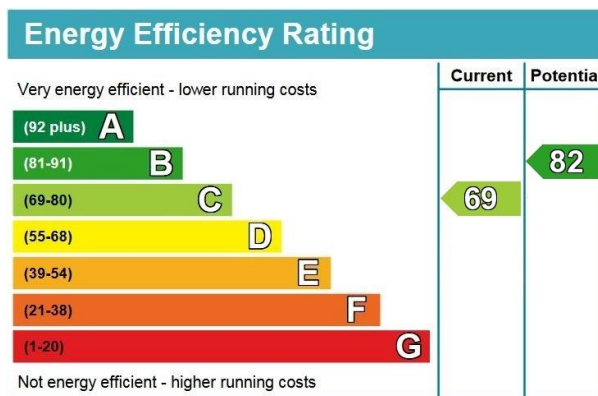
Ground Floor

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



Highlands Road, Andover

Guide Price £265,000 Freehold



- Entrance Hallway
- Kitchen
- Modern Wetroom
- Low Maintenance Gardens
- Proximity to Schools & Amenities
- Dual Aspect Living/Dining Room
- Three Double Bedrooms
- Separate WC
- Panoramic Views
- Borders Open Countryside

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

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Occupying an elevated position with panoramic views across Andover, this well-presented three-double-bedroomed, end-of-terrace house is located in a quiet and established residential area, just south-east of Andover's town centre. The property benefits from mature, low maintenance gardens to both front and rear, whilst backing on to an accessible open field with the historic Ladies Walk and open countryside just beyond. The accommodation comprises an entrance hallway, a dual aspect living/dining room, a kitchen, three double bedrooms, a wetroom and a separate WC.

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. Highlands Road can be found off London Road, linking with Shepherds Row on the south-eastern side of Andover, with the property occupying a plot on the most elevated part of Highlands Road. The location offers good access to the town centre, local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley villages of Wherwell and Chilbolton.

OUTSIDE: Steps lead up from Highlands Road to a path that traverses the front of the property's front garden which has gated entry into the front garden, enclosed and bordered by mature hedging, mainly of Beech. A footpath to the side of the property provides side access to both the front and rear gardens and on to the field to the rear of the property. A path leads to the front door of the property and to the door to a built-in store.

ENTRANCE HALLWAY: Stairs to the first floor. Wall mounted cupboard housing electric meter and consumer unit. Radiator. Door to:

LIVING/DINING ROOM: Good-sized, dual aspect living/dining room with windows to both the front and the rear. Modern, contemporary, feature electric fire. Space for dining. Radiators. Part glazed internal door to:

KITCHEN: Window to the rear and an external door accessing the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset composite sink and drainer, electric hob with glass splashback, extractor over and oven/grill below. Space and plumbing for a washing machine and spaces for a fridge freezer. Door to built-in, walk-in pantry and door to separate built-in, shelved storage cupboard. Radiator.

LANDING: Loft access. Doors to two separate built-in storage cupboards. Doors to:

BEDROOM ONE: Front aspect double bedroom with views across Andover. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Door to built-in airing cupboard housing gas combi boiler. Radiator.

BEDROOM THREE: Double bedroom with a window to the front and views across Andover. Radiator.

WETROOM: Fully tiled, modern wetroom with a window to the rear. Shower enclosure, pedestal hand wash basin and heated towel rail.

WC: Window to the rear. Fully tiled walls. Close coupled WC.

REAR GARDEN: Patio area adjacent to the rear of the property. Retaining walls and steps up to the remainder of the rear garden, mainly laid to lawn with mature trees, enclosed with a mixture of panelled and closeboard fencing. Garden shed. Side access to the front garden and gated side access to a footpath leading to the field 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.

