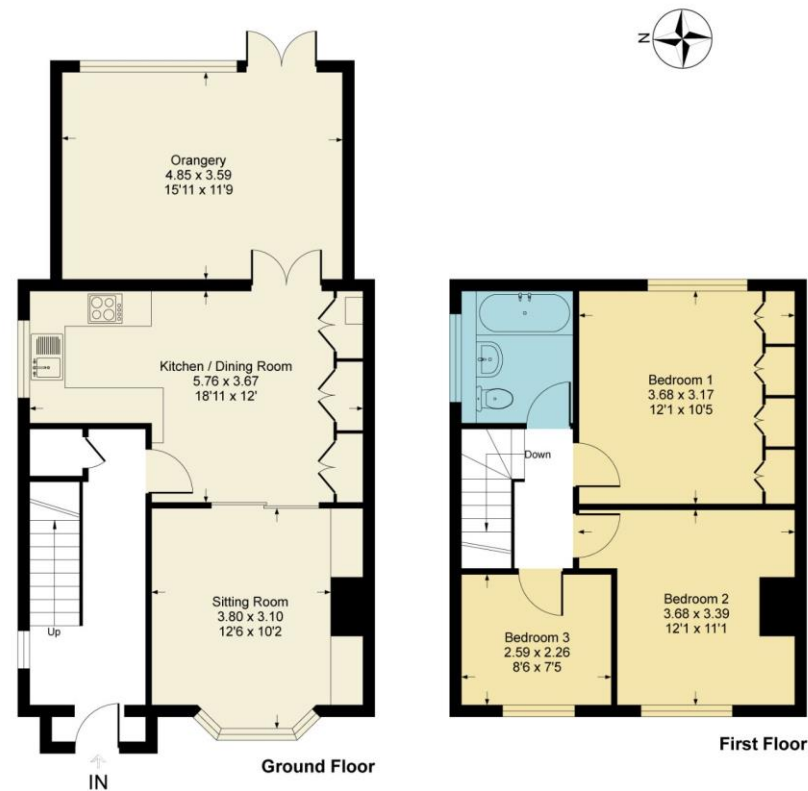


Millway Close, SP10
 Approximate Gross Internal Area = 100.2 sq m / 1079 sq ft

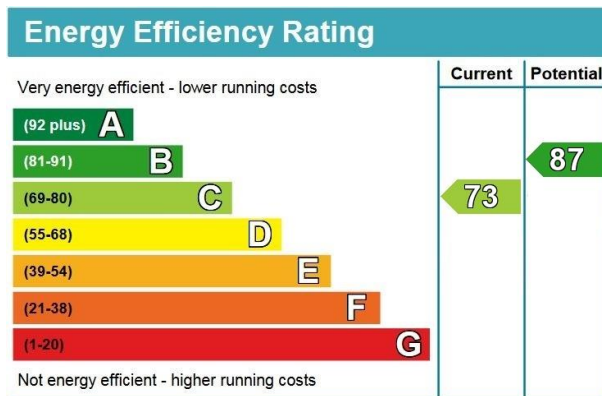


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Millway Close, Andover

Guide Price £399,950 Freehold



- Hallway
- Living Room
- Kitchen
- 3 Bedrooms
- Driveway Parking
- Cloakroom
- Dining Area
- Orangery
- Bathroom
- Good Sized Garden

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.



DESCRIPTION: This semi-detached house is tucked away in a quiet cul-de-sac yet close to local amenities and the railway station. The accommodation comprises hallway, cloakroom, living room, dining area with open access to the kitchen, an orangery, three bedrooms and a bathroom. To the front there is parking for two cars whilst to the rear there is a good sized garden.

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, which is within walking distance of the property, 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: Front door into:

ENTRANCE HALL: Spacious hallway with window to side, stairs to first floor and inset shelves. Door to:

CLOAKROOM: Window to side. WC and wash hand basin.

LIVING ROOM: Bay window to front. Inset gas living flame fire with cupboards and shelving to both sides. Double doors to:

DINING ROOM: Cupboard with wall mounted boiler, cupboard with space and plumbing for washing machine and tumble drier, further shelved cupboard and open aspect to:

KITCHEN: Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and double oven below. Integral dishwasher, fridge and freezer and space for American style fridge/freezer.

ORANGERY: Windows and French doors to rear garden.

FIRST FLOOR LANDING: Doors to:

BEDROOM 1: Window to rear and range of fitted wardrobe cupboards.

BEDROOM 2: Window to front and feature fireplace.

BEDROOM 3: Window to front.

BATHROOM: Window to side. Panelled bath with shower over, vanity cupboard with wash hand basin, WC with concealed cistern and loft access.

OUTSIDE: To the front there is block paved parking for two cars and gated side access to:

REAR GARDEN: Good sized rear garden with a patio area adjacent to the house benefiting from power points. The remainder is laid to lawn with raised beds, a decked seating area and a shed to the rear.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to underfloor heating on the ground floor and radiators to the first floor.

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.

