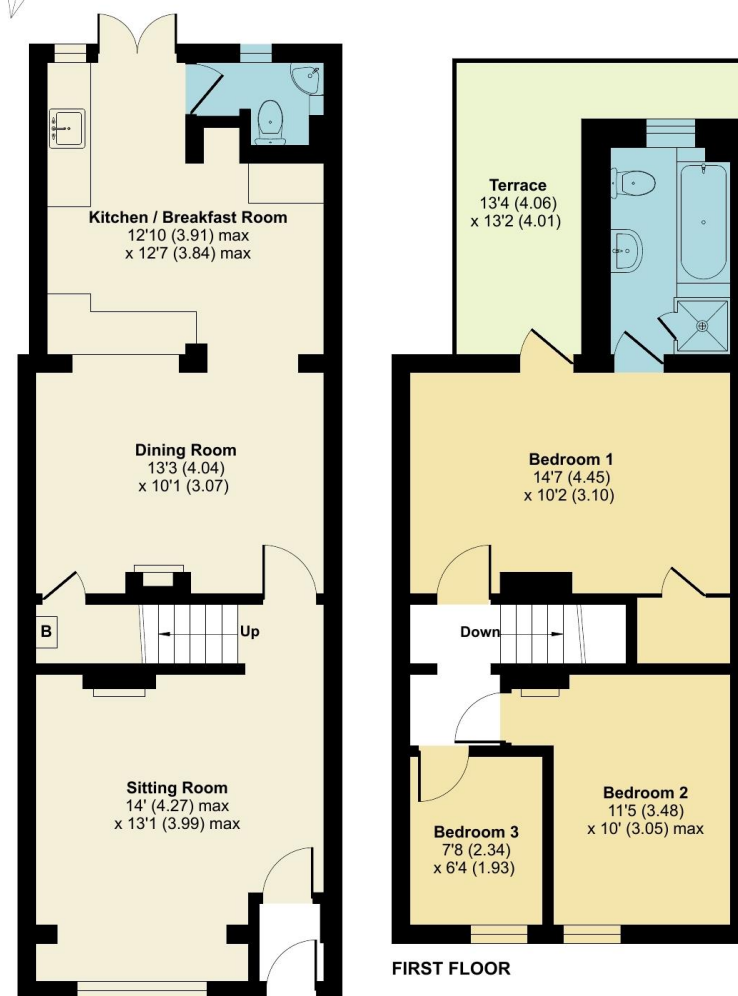




## Millway Road, Andover, SP10

Approximate Area = 966 sq ft / 89.7 sq m  
For identification only - Not to scale

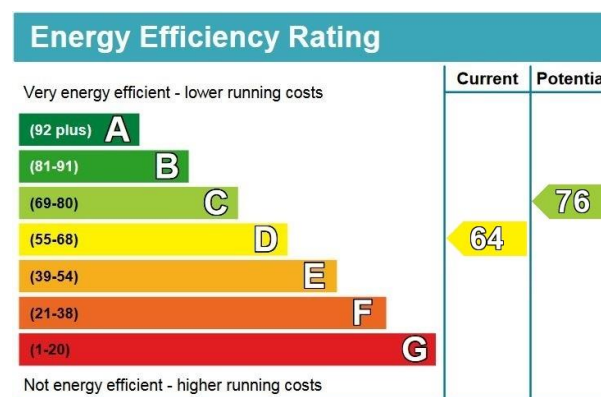


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1210431



Millway Road, Andover

Guide Price £295,000 Freehold



- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom with Terrace
- Bathroom
- Close to Schools & Amenities
- Dining Room
- Cloakroom
- Two Further Bedrooms
- Low Maintenance Garden
- Proximity to Mainline Railway Station

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 charming Edwardian three-bedroomed terraced house offers a fabulous balance of period charm and modern living in a fantastic location with proximity to local schools, Andover's mainline railway station and a host of local amenities. Extended to the rear by a previous owner, the well-presented accommodation comprises an entrance lobby, a sitting room, a dining room with an open-plan aspect to the kitchen/breakfast room, a cloakroom, a master bedroom with its own balcony terrace, two further bedrooms and a bathroom. Outside to the rear is a practical and low-maintenance 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 is exactly half a mile away and 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. The property is located along Millway Road just south of its junction with Weyhill Road with nearby local amenities including convenience stores, one of which has a post office, various fast-food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery and fish and chip shop. Andover's hospital is just over half a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying village of Upper Clatford, also a short distance away with the Test Valley and the small town of Stockbridge beyond.

**OUTSIDE:** Millway Road provides unrestricted on-street parking with additional parking options in neighbouring residential roads. A low-maintenance frontage to the property is laid to limestone chipped hard standing with a step up to the front door which leads into:

**ENTRANCE LOBBY:** Vinyl flooring. Wall mounted cupboard housing the gas meter. Internal part glazed door into:

**SITTING ROOM:** Window to the front. Exposed timber flooring. Original open fireplace with a cement hearth, exposed brick aperture, marble surround and mantle. Archway and stairs to the first floor. Part glazed internal door to:

**DINING ROOM:** Exposed timber flooring. Open fireplace with a clay tiled hearth, brick surround and aperture and a clay tiled mantle. Door to a built-in, understairs storage cupboard housing a gas combi boiler. Open plan to:

**KITCHEN/BREAKFAST ROOM:** Rear aspect kitchen/breakfast room with French doors accessing the rear garden. A range of eye and base level cupboards and drawers with solid wood worksurfaces over and subway tiled splashbacks. Inset Belfast sink, space for a range style cooker, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer. Door to:

**CLOAKROOM:** Window to the rear. Close coupled WC, hand wash basin and a radiator.

**MASTER BEDROOM:** Rear aspect double bedroom with an external door leading to a decked balcony terrace. Door to built-in wardrobe cupboard. Radiator. Door to:

**BATHROOM:** Window to the rear. Fully tiled bath enclosure with a panelled bath including an electric shower over. Low level WC, pedestal hand wash basin and a radiator. Door to a built-in airing cupboard housing the hot water cylinder.

**BEDROOM TWO:** Small double bedroom with a window to the front. Original feature fireplace. Radiator.

**BEDROOM THREE:** Single bedroom with a window to the front. Radiator.

**REAR GARDEN:** A decked area adjacent to the rear of the property accessed via French doors from the kitchen/breakfast room. Low level retaining wall and steps up to a patio with the remainder laid to lawn with a raised vegetable bed and two garden 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.

