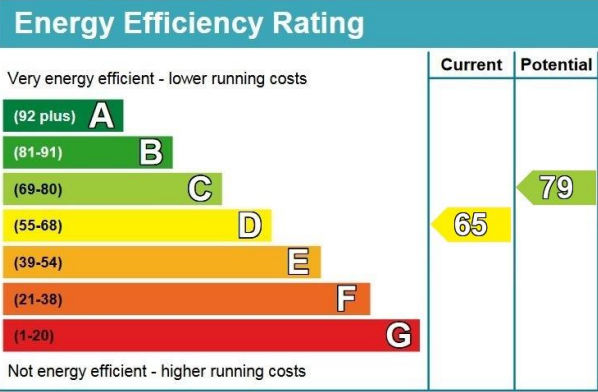


Southview Gardens, SP10

Approximate Gross Internal Area = 101.2 sq m / 1090 sq ft
Approximate Garage Internal Area = 16.1 sq m / 174 sq ft
Approximate Total Internal Area = 117.3 sq m / 1264 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



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.



South View Gardens, Andover

Guide Price £390,000 Freehold

- No Onward Chain
- Open Plan Kitchen/Dining Room
- Master Bedroom/Ensuite Shower Room
- Garage & Driveway Parking
- Proximity to Schools
- Living Room
- Ground Floor Bathroom
- Two Further Bedrooms
- Mature Rear Garden
- Close to Amenities & Open Countryside



DESCRIPTION: Located in one of Andover's most sought-after and established residential areas, this extended, three-bedroomed semi-detached house benefits from proximity to town centre amenities and local schools whilst having open countryside very close by. Available to the property market with No Onward Chain, the accommodation comprises a ground floor with a front entrance lobby, a hallway, a good-sized living room, an open-plan kitchen/dining room, a side entrance lobby and a ground floor bathroom. The first floor provides a master bedroom with an ensuite shower room and two further bedrooms. Outside, the property has generous parking space with a block paved driveway to the front that extends to one side of the property where the driveway is covered and leads to a garage. To the rear is a good-sized, mature, terraced 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 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. South View Gardens is a quiet, established residential road on the southern side of Andover off Winchester Road via Old Winton Road and links Love Lane to Farris Avenue. The location gives good access not only to the town centre but also to open countryside with Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road, with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Stockbridge, Wherwell, Chilbolton and the River Test.

OUTSIDE: Bordered by a flint wall to the front and a low level brick wall to one side, the property frontage is set to block paved driveway parking which extends to the side of the property where the driveway is covered, in front of the garage which has and up and over door plus power and lighting.

FRONT ENTRANCE LOBBY: Window to one side and a glazed panel to the side of the front door. Shelving. Internal glazed door into:

HALLWAY: Stairs to the first floor. Consumer unit. Radiator. Door to shelved understairs storage cupboard and door to a separate built-in storage cupboard with two windows to the side.

LIVING ROOM: Good-sized, front aspect living room. Radiator.

GROUND FLOOR BATHROOM: Window to the side. Fully tiled walls. Panelled bath with a shower over, close coupled WC, vanity hand wash basin with a cupboard storage below, heated towel rail and an eye-level mirrored storage cupboard.

OPEN-PLAN KITCHEN/DINING ROOM: Dual aspect, open-plan kitchen/dining room with a window to the rear and an external door to the side leading into the side entrance lobby. The kitchen was newly installed in 2023 and includes a range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl stainless steel sink and drainer, inset ceramic hob with extractor over and an oven/grill below. Integral fridge freezer, space and plumbing for a washing machine and a dishwasher. Open plan to the dining area with two fitted recess cupboards with shelving. Radiators.

SIDE ENTRANCE LOBBY: Glazed to the side with an external door leading directly to the driveway in front of the garage and a second external door leading to the rear garden.

LANDING: Window to the side. Access to a boarded loft with fluorescent lighting via a pull-down loft ladder.

MASTER BEDROOM: Front aspect master bedroom including an extensive range of fitted wardrobe and bedroom storage. Radiator. Door to:

ENSUITE SHOWER ROOM: Window to the side. Corner shower enclosure, close coupled WC, pedestal hand wash basin and a heated towel rail. Double doors to a built-in eye-level storage cupboard.

BEDROOM TWO: Double bedroom with a window to the rear. Door to a built-in cupboard housing a wall mounted Ideal Logic+ gas combi boiler. Door to a built-in storage cupboard.

BEDROOM THREE: Good-sized single bedroom with a window to the rear. Radiator.

REAR GARDEN: Courtyard style patio adjacent to the rear of the property with low-level sandstone retaining walls and steps up through a flower border to a path with areas of artificial lawn to both sides. The path leads on to the top of the rear garden, framed by raised sandstone planters with a vegetable plot, garden shed and a greenhouse.

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.

