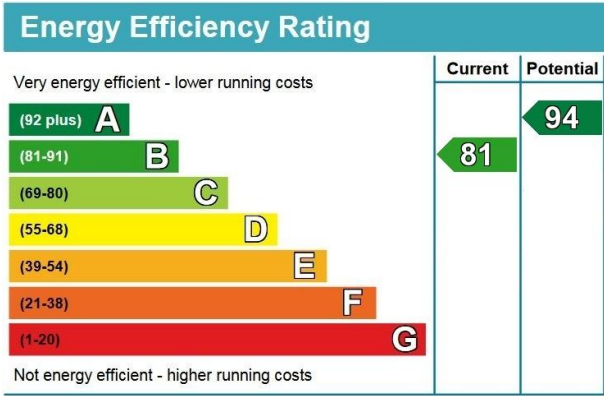


Total area: approx. 82.0 sq. metres (882.2 sq. feet)

AUSTIN HAWK VOTED BEST ESTATE AGENT IN HAMPSHIRE & WILTSHIRE AT THE ESTAS AWARDS 2016 and 2017

Copyright TVPM. Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
Plan produced using PlotPlan



Rosemead, Hanson Road, Andover

Guide Price £335,000 Freehold

- Hallway
 - Living/Dining Area
 - Bathroom
 - Enclosed Garden
- Kitchen Area
 - 3 Bedrooms
 - Parking
 - No Onward Chain

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:

Available to the property market with No Onward Chain, this modern, detached, bungalow is located in an established residential road within walking distance of the railway station and other amenities. The accommodation comprises entrance hall, a stunning kitchen designed by Abbotts Kitchens with an open plan aspect to a living/dining area, three bedrooms and a bathroom. Outside there is driveway parking and gated access to an enclosed rear garden. No onward chain.

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.

ACCOMMODATION:

Front door into:

ENTRANCE HALL:

Fitted storage cupboard with wall mounted boiler. Karndean flooring and doors to:

KITCHEN AREA:

Window to rear with integral blind. Designed and fitted by Abbotts Kitchens with a contemporary range of eye and base level cupboards and drawers with quartz work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset Neff induction hob with extractor over and eye level Neff double oven. Integral Neff washing machine, dishwasher and fridge/freezer. Breakfast bar, Karndean flooring and open access to:

LIVING/DINING AREA:

Window to front and French doors to garden. Wood burner with granite hearth, Karndean flooring and integral blinds.

BEDROOM 1:

Window to rear with integral blind.

BEDROOM 2:

Window to front with integral blind.

BEDROOM 3:

Window to front with integral blind.

BATHROOM:

Window to side. Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front of the property there is parking (part of which belongs to number 27) and gated access at both sides to:

REAR GARDEN:

Patio area adjacent to the property with steps down to a further paved area. The remainder is laid to lawn with a hedge 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.

