

Balmoral Road, SP10
Approximate Gross Internal Area = 84.1 sq m / 906 sq ft
Approximate Outbuilding Internal Area = 8.7 sq m / 94 sq ft
Approximate Total Internal Area = 92.8 sq m / 1000 sq ft

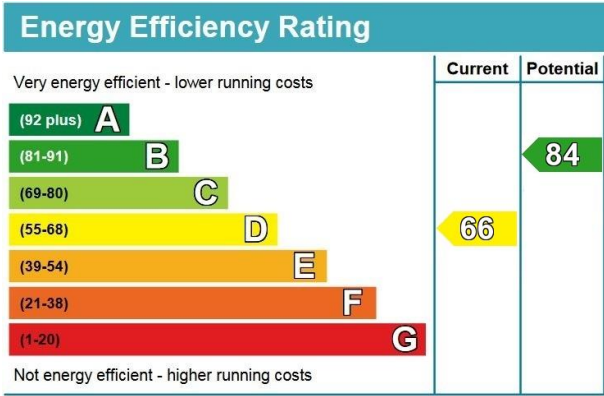


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Balmoral Road, Andover

Guide Price £260,000 Freehold



- Entrance Hallway
 - Dining Room
 - Two Double Bedrooms
 - Low Maintenance Garden
 - Close to Amenities
- Sitting Room
 - Kitchen
 - Bathroom
 - Workshop
 - 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.



DESCRIPTION: Constructed in 1934, this terraced house is located on one of Andover's most established and quiet residential roads. The property offers a balance of modern living amongst period features, with the location a real bonus given its proximity to not only town centre amenities but also the mainline railway station. The accommodation comprises an entrance hallway, a front aspect sitting room, a dining room, a kitchen, an attached external outbuilding used as a utility room, two double bedrooms and a bathroom. Outside, a low-maintenance, practical garden includes a modern workshop.

LOCATION: Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station, just half a mile away, 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. Balmoral Road links Osborne Road with Queens Avenue, just off Junction Road, close to Andover's town centre and is one of a number of residential roads built in an area known as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887.

OUTSIDE: The property frontage comprises a low-maintenance front garden, laid to lawn and bordered by wrought iron fencing with a path leading to the front door under a canopy porch.

ENTRANCE HALLWAY: Stairs to first floor, consumer unit, electric meter and radiator. Door to:

SITTING ROOM: Box Bay window to the front. Original Fireplace with a tiled hearth and surround, currently housing an electric fire. Recess storage space either side of a chimney breast. Radiator.

DINING ROOM: Window to the rear. Open fireplace with a tiled hearth and surround. Door to built-in, understairs storage cupboard. Radiator. Doorway to:

KITCHEN: Window to the side and an external door accessing the rear garden. A range of eye and base level cupboards and drawers with work surfaces over and subway tiled splashbacks. Inset ceramic double Belfast sink with drainer. Space for a freestanding cooker, space and plumbing for a washing machine and a slimline dishwasher, space for a fridge/freezer.

BEDROOM ONE: Good-sized double bedroom with a window to the front. Door to built-in, over-stairs wardrobe/storage cupboard. Original feature fireplace with a tiled surround. Radiator.

BEDROOM TWO: Rear aspect double bedroom. Radiator.

BATHROOM: Window to the rear. Fully tiled bath enclosure with a panelled bath and shower over, a low-level WC, a pedestal hand basin and a radiator. Door to a built-in airing cupboard housing a wall-mounted gas boiler and a hot water cylinder.

REAR GARDEN: A decked area adjacent to the kitchen with access to an attached brick utility store currently housing a fridge/freezer and a tumble dryer. A step leads down to a patio area with a further step down to an area of lawn with a herbaceous border either side of a path that leads to a modern workshop.

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.

