

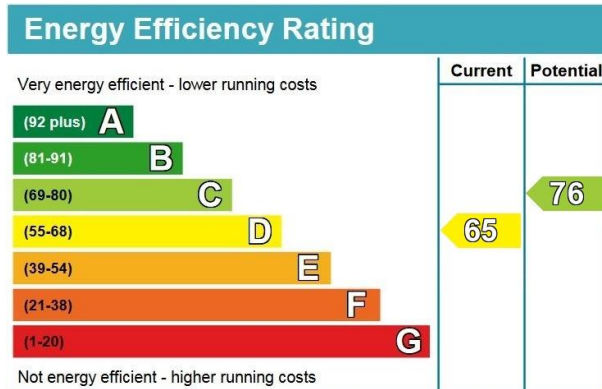
Roosbury Road, SP10

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft
Approximate Outbuildings Internal Area = 29.5 sq m / 318 sq ft
Approximate Total Internal Area = 124.6 sq m / 1342 sq ft



Ground Floor

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.



Roosbury Road, Andover

Guide Price £625,000 Freehold

- Hallway
- Dining Room
- Utility & Cloakroom
- Bathroom
- Stunning Garden

- Living Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Generous Parking
- Summerhouse & Shed

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DESCRIPTION: This detached bungalow is located in a sought after residential road within catchment for well regarded schools and within walking distance of local amenities and Rooksbury Mill Nature Reserve, The well presented accommodation has been completely re-furnished by the current owners including a new kitchen, utility room, bathroom, fitted wardrobe cupboards and flooring. The living space comprises hallway, living room, dining room, kitchen/breakfast room, utility room, cloakroom, three bedrooms and a bathroom. To the front there is generous parking whilst a particular feature of the property is the rear garden which is arranged on several levels and benefits from a covered seating area, summerhouse, shed and stunning views.

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:
Access via pull down ladder to boarded loft with light and doors to:

DINING ROOM:
Corner window to rear and arch to:

LIVING ROOM:
Window to front and French doors to garden.

KITCHEN/BREAKFAST ROOM:
Window to rear and side door to garden. Contemporary range of eye and base level cupboards and drawers with quartz work surfaces over and inset sink with drainer. Space for range cooker with extractor over. Integral dishwasher, microwave and full height fridge and freezer. Breakfast bar with further cupboards, seating area and wine fridge. Sliding door to:

UTILITY ROOM:
Window to rear. Work surface with space and plumbing below for washing machine and tumble drier. Coat hanging, shoe cupboard and sliding door to:

CLOAKROOM:
Window to side. WC with concealed cistern and vanity cupboard with wash hand basin.

BEDROOM 1:
Window to front and fitted wardrobe cupboard with drawers.

BEDROOM 2:
Window to front and fitted wardrobe cupboard.

BEDROOM 3:
Window to side and fitted wardrobe cupboard.

BATHROOM:
Window to side. Double shower cubicle with rainfall shower, vanity cupboards with wash hand basin, WC, heated towel rail and shelved linen cupboard.

OUTSIDE:
To the front there is block paved parking for up to five cars and gated access at both sides to:

REAR GARDEN:
Landscaped by the current owner with a patio area adjacent to the house with a shed, outside tap and sink (hot and cold water). There is a paved area to the side with two bike stores. Steps lead up to a further seating area with a superb covered snug (with power and lights) enjoying views over the surrounding area. A lawn on two levels with shrubs leads to the rear where there is a decked area housing a SUMMERHOUSE with windows to front, insulated floor and ceiling, power, light and internet connection. There is also another SHED with power, light and insulation.

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

