



DESCRIPTION:
This semi-detached house is located in a cul-de-sac within close walking distance of the town centre and local amenities as well as Watermills Park and Rooksbury Lake Nature Reserve. Offered for sale with no onward chain the accommodation comprises hallway, cloakroom, living room, dining room, kitchen, three bedrooms and a bathroom. Outside there is driveway parking leading to an attached garage and an enclosed garden to the rear.

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:

HALLWAY:
Window to side. Stairs to first floor and doors to:

CLOAKROOM:
Window to side. WC and wash hand basin.

LIVING ROOM:
Window to front. Understairs cupboard and double doors to:

DINING ROOM:
Patio doors to rear garden and door to:

KITCHEN:
Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset electric hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler and door to garage.

FIRST FLOOR LANDING:
Loft access, airing cupboard with hot water tank and doors to:

BEDROOM 1:
Window to front.

BEDROOM 2:
Window to rear.

BEDROOM 3:
Window to front and over-stairs cupboard.

BATHROOM:
Window to rear. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:
To the front there is an area of lawn with a path to the front door. A driveway offers parking for two cars and access to:

GARAGE:
Single attached garage with up and over door, power, light and door to garden.

REAR GARDEN:
Enclosed with a wall and panel fencing with a side access gate to further parking. Small patio adjacent to the property with the remainder laid to lawn and a path to the side gate.

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.

