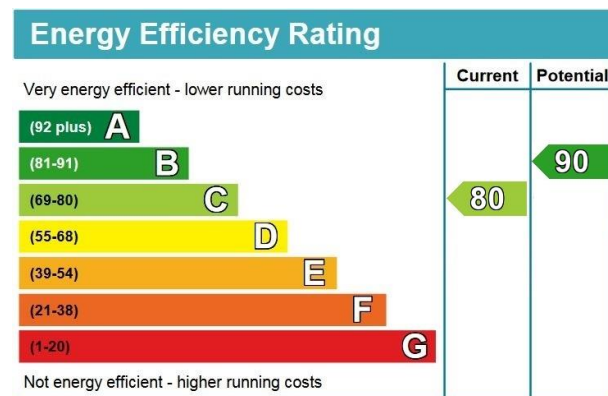


Marjoram Walk, SP11

Approximate Gross Internal Area = 112.4 sq m / 1210 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.



Marjoram Walk, Andover

Guide Price £367,500 Freehold

- Investment Opportunity
- Kitchen/Dining Room
- 5 Ensuite Shower Rooms
- 2 Parking Spaces
- High Yield Potential
- 5 Bedrooms
- Enclosed Rear Garden
- Close to Countryside

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: ***INVESTMENT OPPORTUNITY - HMO WITH TENANTS IN SITU - POTENTIAL YIELD RETURN CIRCA 10%***

A unique opportunity to acquire a purposely redesigned modern detached property, converted internally specifically for multiple rental income and tenants in situ. Located on the edge of the popular Augusta Park development, the extensive accommodation comprises five separate bedrooms each with personal access, fire doors, fire alarms and ensuite shower rooms. There is also a good-sized kitchen/dining room, an enclosed garden and two allocated parking spaces.

LOCATION: The property is located on the popular Augusta Park development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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: Stairs to first floor and doors to:

KITCHEN/DINING ROOM: French doors to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Integral fridge/freezer and washing machine. Cupboard with wall mounted boiler and breakfast bar.

BEDROOM 5: Window to front. Wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, vanity cupboard with wash hand basin and WC.

FIRST FLOOR LANDING: Window to front. Stairs to second floor and doors to:

BEDROOM 2: Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, vanity cupboard with wash hand basin and WC.

BEDROOM 4: Window to front. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, vanity cupboard with wash hand basin and WC.

SECOND FLOOR LANDING: Doors to:

BEDROOM 1: Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Double shower cubicle, wash hand basin and WC.

BEDROOM 3: Window to front. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, vanity cupboard with wash hand basin and WC.

OUTSIDE: To the front there is mature hedging and a path to the front door.

REAR GARDEN: Small patio area adjacent to the house with the remainder laid to lawn with mature shrubs. Gated access to the two allocated parking spaces located to the side of the property.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

