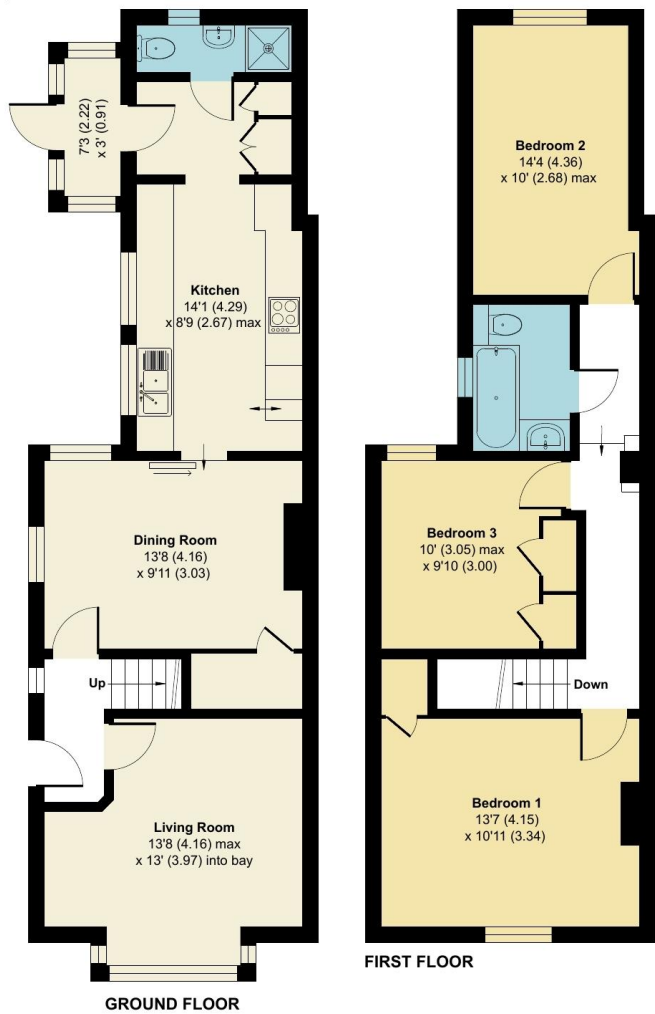


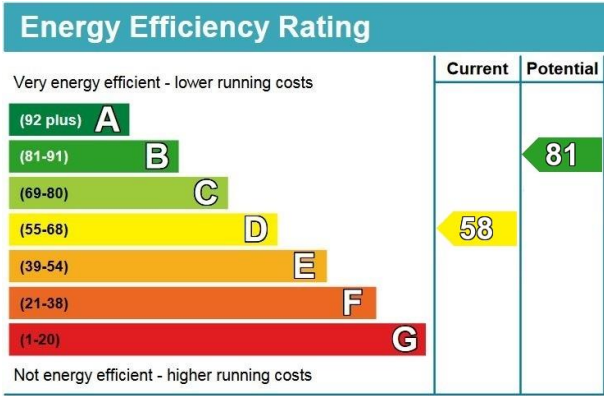


Orchard Road, Andover, SP10

Approximate Area = 1107 sq ft / 102.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Austin Hawk Ltd. REF: 1225148



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.



Orchard Road, Andover      Guide Price £325,000 Freehold

- No Onward Chain
- Living Room & Dining Room
- Ground Floor Shower Room
- Family Bathroom
- Low Maintenance Garden
- Entrance Hallway
- Kitchen & Utility Area
- Three Double Bedrooms
- Driveway Parking
- Proximity to Schools & Amenities





**DESCRIPTION:** Available to the property market with No Onward Chain, this 1930s semi-detached house benefits from an extension to the rear plus driveway parking to the front. The property is located in an established residential area of Andover close to numerous amenities. The deceptively spacious accommodation comprises an entrance hallway, a living room, a dining room, a kitchen, a rear lobby/utility area, a ground floor shower room, three double bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden.

**LOCATION:** The location of the property benefits from many local amenities, including proximity to schools catering for all age groups, whilst being a short distance from both open countryside and Andover's town centre. Nearby Charlton village, although close to Andover, still maintains a strong village feel. Local amenities include convenience stores, public houses, fast-food outlets, GP and dental practices, Andover's War Memorial Hospital, a petrol station and Charlton Lakeside Leisure Park, which offers scenic walks, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away with a direct route into London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Orchard Road can be found off Mylen Road and links to Silver Birch Road.

**OUTSIDE:** The property frontage is set aside for block paved driveway parking for two vehicles. A path leads from the driveway to one side of the property providing access to the front door, under a canopy porch. The path continues with gated access into the rear garden.

**ENTRANCE HALLWAY:** Window to the side. Stairs to the first floor, cloaks hanging storage and a radiator. Door to:

**LIVING ROOM:** South-facing living room with a box bay window to the front. Fitted display cabinet and storage cupboard. Radiator.

**DINING ROOM:** Dual-aspect dining room with a window to the side and to the rear. Door to built-in understairs storage cupboard. Radiator. Sliding glazed internal door to:

**KITCHEN:** A good-sized, galley-style kitchen with windows to the side. Tiled flooring and a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over. Built-in, eye-level double oven/grill, integral washing machine and space for a fridge freezer. Open plan to:

**UTILITY AREA:** Doors to fitted storage cupboards and an external door accessing a glazed rear lobby with an external door accessing the rear garden. Space for a fridge freezer and space and plumbing for a tumble dryer.

**GROUND FLOOR SHOWER ROOM:** Window to the rear. Shower enclosure, low-level WC and a hand wash basin.

**BEDROOM ONE:** Front aspect double bedroom. Door to built-in wardrobe cupboard. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear. Radiator.

**BEDROOM THREE:** Double bedroom with a window to the rear. Door to built-in airing cupboard housing a hot water cylinder and door to a built-in wardrobe cupboard. Radiator.

**FAMILY BATHROOM:** Window to the side. Panelled bath, concealed cistern WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

**REAR GARDEN:** Patio adjacent to the rear of the property with a small area of lawn and raised decking. Garden shed. Gated access to the front of the property.

**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.

