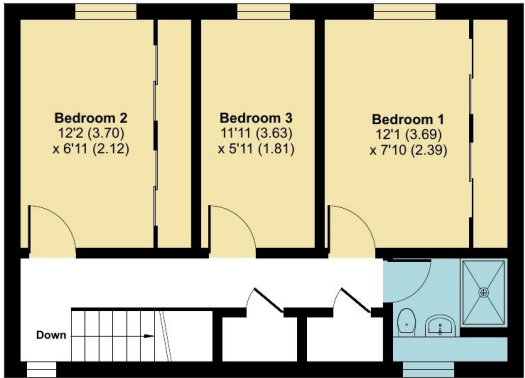


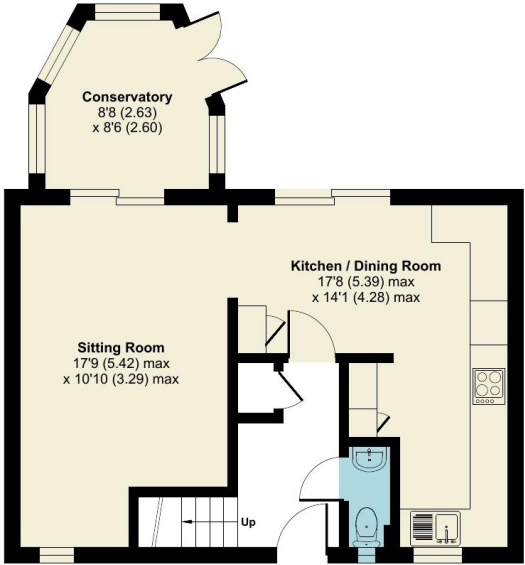


Byng Walk, Andover, SP10

Approximate Area = 974 sq ft / 90.4 sq m
For identification only - Not to scale



FIRST FLOOR

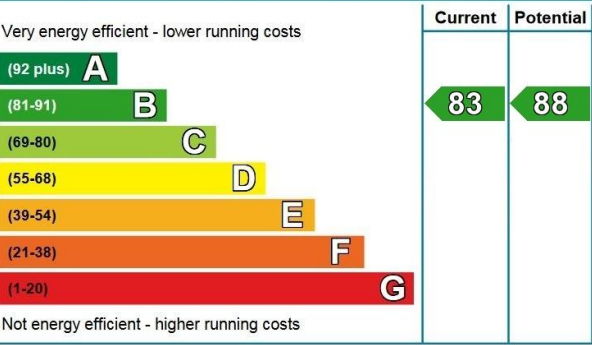


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Austin Hawk Ltd. REF: 1243180



Energy Efficiency Rating



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.



Byng Walk, Andover

Guide Price £275,000 Freehold

- No Onward Chain
- Living Room
- Conservatory
- Shower Room
- Proximity to Schools
- Entrance Hallway & Cloakroom
- Kitchen/Dining Room
- 3 Bedrooms
- South Facing Garden
- Close to Amenities & Open Countryside



DESCRIPTION: Available to the property market with No Onward Chain, this well presented, deceptively spacious three-bedroomed terraced house is located within one of Andover's most established developments and benefits from proximity to schools catering for all age groups. Plentiful communal parking is available near the property with gated access to a low-maintenance and practical rear garden. The accommodation itself comprises an entrance hallway, a cloakroom, a dual-aspect sitting room, a kitchen with an open plan flow into a dining room, a conservatory, three bedrooms, of which two are double bedrooms and a family shower room.

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. Byng Walk is located on Admiral's Way, an established residential area with proximity to pre-school, primary and secondary education establishments. Also, nearby there is a local convenience store, public house and supermarket, whilst the property is also within a short distance of the town centre, as well as the historic Ladies Walk giving footpath access to open countryside, Harewood Forest with the Test Valley beyond.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to the first floor, door to a built-in cloaks storage cupboard and doors to:

CLOAKROOM: Window to front. WC and vanity cupboard with wash hand basin.

KITCHEN/DINING ROOM: Dining area with patio doors to garden and open access to kitchen area with a contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob and eye level double oven. Integral washing machine, dishwasher and fridge/freezer. Arch to:

LIVING ROOM: Dual aspect living room with a window to front and patio doors to:

CONSERVATORY: Triple aspect with French doors to garden.

FIRST FLOOR LANDING: Window to front. Loft access and linen cupboard with a wall mounted gas boiler. Doors to:

BEDROOM 1: Window to rear and fitted wardrobe cupboards.

BEDROOM 2: Window to rear and fitted wardrobe cupboards.

BEDROOM 3: Window to rear. Low level fitted cupboards and wardrobe cupboard.

SHOWER ROOM: Window to front. Double shower cubicle, vanity unit with wash hand basin and WC with concealed cistern.

OUTSIDE: To the front there is an enclosed garden with a gated path to the front door. There is communal parking nearby.

REAR GARDEN: Low maintenance garden with a patio area adjacent to the house. The remainder is gravelled with shrubs whilst to the rear there is a shed and a rear access gate.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Solar panels on the roof (not owned) generate a contribution to the energy bills.

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.

