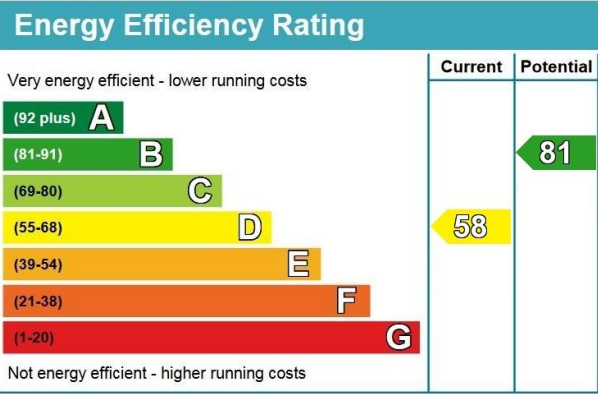




Millway Road, Andover

Guide Price £295,000 Freehold

- Hallway
  - Dining Area
  - 2 Bedrooms
  - Loft Room
  - Parking Space
- Living Room
  - Contemporary Kitchen
  - Bathroom
  - Landscaped Garden
  - Garden Room



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.





**DESCRIPTION:**  
Situating in a sought-after residential area, this charming end-of-terrace home offers convenience and style. Ideally located close to well-regarded schools and within walking distance of the railway station, it’s perfect for commuters and families alike. Well presented throughout and improved by the current owners, the accommodation includes a welcoming hallway, a bright living room, and a dining area that seamlessly flows into a contemporary open-plan kitchen. Upstairs, there are two well-proportioned bedrooms, a modern bathroom, and the added bonus of a versatile loft room. Outside, the property benefits from parking to the rear and a landscaped rear garden. A standout feature is the stunning garden room—an ideal space for a home office, studio, or tranquil retreat.

**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:**  
Coat hanging and door to:

**LIVING ROOM:**  
Box bay window to front. Original feature fireplace (blocked off) with shelving to one side.

**DINING AREA:**  
Window and door to rear garden. Stairs to first floor with understairs storage and feature original fireplace (blocked off). Open access to:

**KITCHEN:**  
Windows to side and rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and eye level double microwave/combi/oven. Integral fridge and wine cooler, space and plumbing for washing machine and dishwasher. Cupboard with wall mounted boiler.

**FIRST FLOOR LANDING:**  
L shaped landing with paddle stairs to loft room and doors to:

**BEDROOM 1:**  
Windows to front and fitted wardrobe cupboards.

**BEDROOM 2:**  
Window to rear.

**BATHROOM:**  
Window to rear. Panelled bath with shower over, vanity cupboard with wash hand basin and WC.

**LOFT ROOM:**  
Large Velux window to rear, power and light.

**OUTSIDE:**  
To the front there is a low level wall with a mature hedge and a path to the front door.

**REAR GARDEN:**  
Landscaped garden with a patio area adjacent to the property with retaining walls and steps up to an area of lawn. A path leads to the rear where there is a GARDEN ROOM with power and light. A gate leads to a PARKING SPACE located to the rear.

**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.

