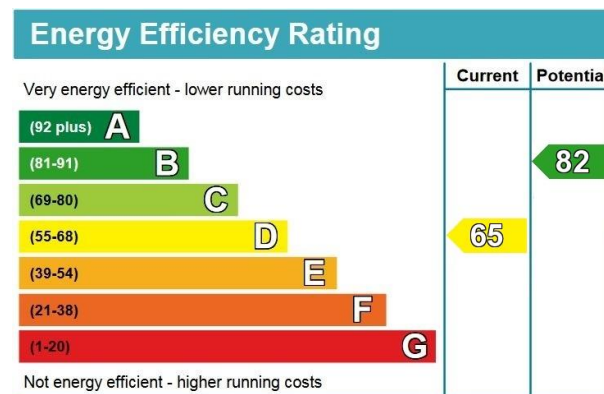


Manor Road, SP10
Approximate Gross Internal Area = 90.3 sq m / 973 sq ft
Approximate Outbuildings Internal Area = 10.4 sq m / 112 sq ft
Approximate Total Internal Area = 100.7 sq m / 1085 sq ft



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.



Manor Road, Andover

Guide Price £445,000 Freehold

- Hallway
- Living Room
- 3 Bedrooms
- Generous Parking

- Dining Room
- Kitchen
- Bathroom
- Good Sized Garden

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DESCRIPTION:

This delightful detached home is situated on a well-established residential road, offering both convenience and charm. Ideally located close to local amenities and within walking distance of the railway station, it provides easy access to transport links. Inside, the property boasts a welcoming hallway leading to a bright and spacious dining room, a spacious living room featuring a wood burner and stylish bi-fold doors that open onto the garden, and a well-appointed kitchen. Upstairs, you’ll find three comfortable bedrooms and a beautifully designed bathroom complete with a classic claw-foot roll-top bath. The exterior is equally impressive, with ample off-road parking for at least four cars at the front. The generous rear garden provides a wonderful outdoor retreat, featuring two practical sheds and a charming summerhouse—perfect for relaxing or entertaining.

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 with plantation blind. Stairs to first floor with understairs cupboard and doors to:

DINING ROOM:

Bay window to front and fireplace with wood burner.

LIVING ROOM:

Bi-fold doors to rear garden and fireplace with wood burner and slate tiled hearth.

KITCHEN:

Window to rear and side door. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine, dishwasher and fridge. Cupboard with wall mounted boiler.

FIRST FLOOR LANDING:

Window to side with plantation blind and doors to:

BEDROOM 1:

Window to rear and original fireplace recess.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. Roll top, claw foot bath, vanity cupboard with wash hand basin, WC oand heated towel rail. Loft access.

OUTSIDE:

To the front there is a block paved driveway extending to the side and offering generous parking. Gated side access to:

REAR GARDEN:

Patio area adjacent to the house whilst the remainder is laid to lawn with raised borders. There is a shed by the patio and a new summerhouse/shed 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.

