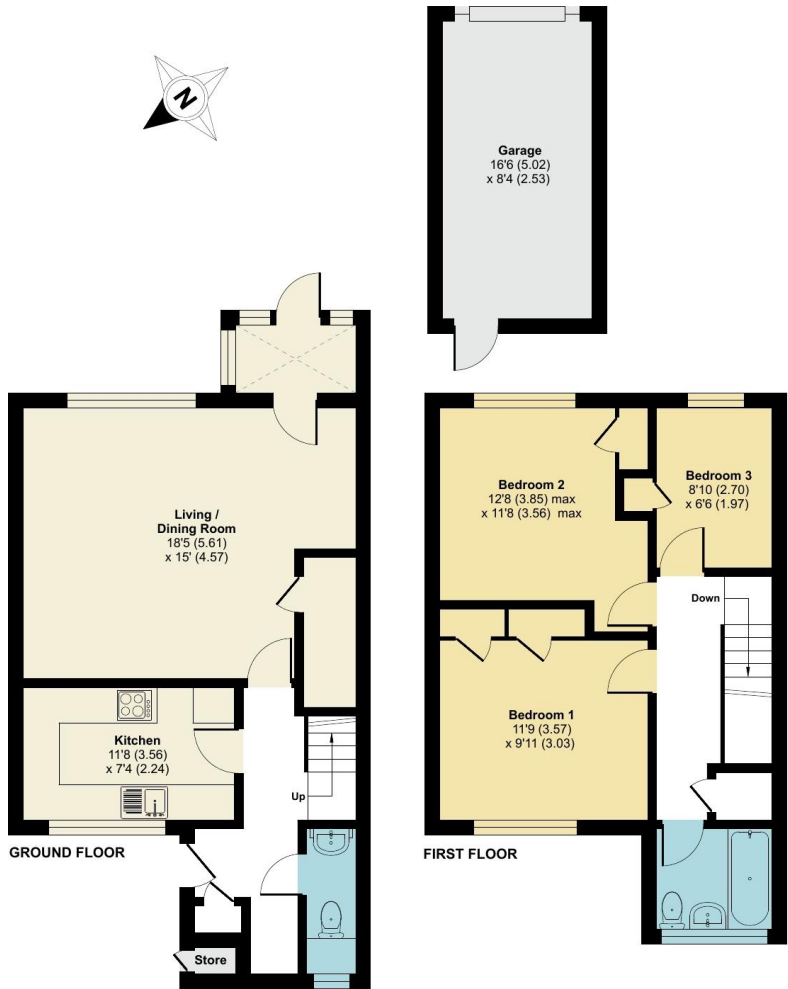
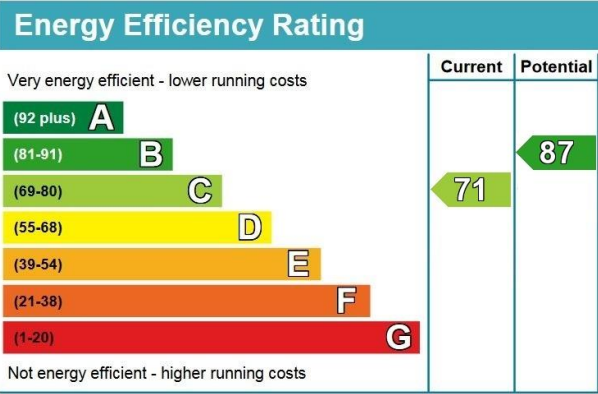


Agricola Walk, Andover, SP10

Approximate Area = 982 sq ft / 91.2 sq m (excludes store)
Garage = 136 sq ft / 12.6 sq m
Total = 1118 sq ft / 103.8 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). © nclhome 2025. Produced for Austin Hawk Ltd. REF: 1258659



Agricola Walk, Andover

Guide Price £270,000 Freehold

- Entrance Hallway
 - Kitchen
 - Conservatory
 - Family Bathroom
 - Low Maintenance Gardens
- Cloakroom
 - Good-sized Living Room
 - Three Bedrooms
 - Garage
 - Close to Schools & Local Amenities

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: Very well presented throughout, this three-bedroomed, terraced house benefits from its own garage and a quiet location with proximity to local schools and numerous local amenities. The accommodation comprises an entrance hallway, a cloakroom, a kitchen, a good-sized living room, a conservatory, three bedrooms and a family bathroom. Outside, there are low-maintenance gardens to both front and rear, with the rear garden providing personal access into the garage.

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. Agricola Walk can be found on the Roman Way development off Roman Way itself. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages. Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

OUTSIDE: The front of the property is accessed via Agricola Walk itself a footpath accessed from Roman Way with gated access into a front garden bordered by mature evergreen hedging and a gate into a good-sized front garden laid to lawn. A path leads to the front of the property with a built-in brick store and front door under a canopy porch into:

ENTRANCE HALLWAY: Stairs to the first floor. Built-in, eye-level storage cupboard housing the consumer unit. Wall-mounted gas boiler and radiator.

CLOAKROOM: Window to the side. Fully tiled walls. Close-coupled WC, vanity hand wash basin with cupboards and drawers below. Radiator.

KITCHEN: Window to the front. A range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Stainless steel sink and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine plus space for two further appliances.

LIVING/DINING ROOM: A good-sized living/dining room with a window to the rear and an external door providing access to a conservatory. Door to a built-in, understairs storage cupboard. Radiator and space for dining.

CONSERVATORY: Glazed to one side and to the rear with an external door providing access to the rear garden. Tiled flooring.

LANDING: Door to a built-in airing cupboard with shelving housing the hot water cylinder. Access to a boarded loft space via a pull-down loft ladder.

BEDROOM ONE: Window to the front. Doors to two built-in wardrobe cupboards. Radiator.

BEDROOM TWO: Rear aspect double bedroom. Door to a built-in wardrobe cupboard and additional wall-mounted, eye-level storage cupboards. Radiator.

BEDROOM THREE: Single bedroom with a window to the rear. Radiator. Currently used as an office.

FAMILY BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and shower over, close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Accessed via the conservatory with a path leading to a personal door which provides access to the rear of the garage. Garden shed.

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.

