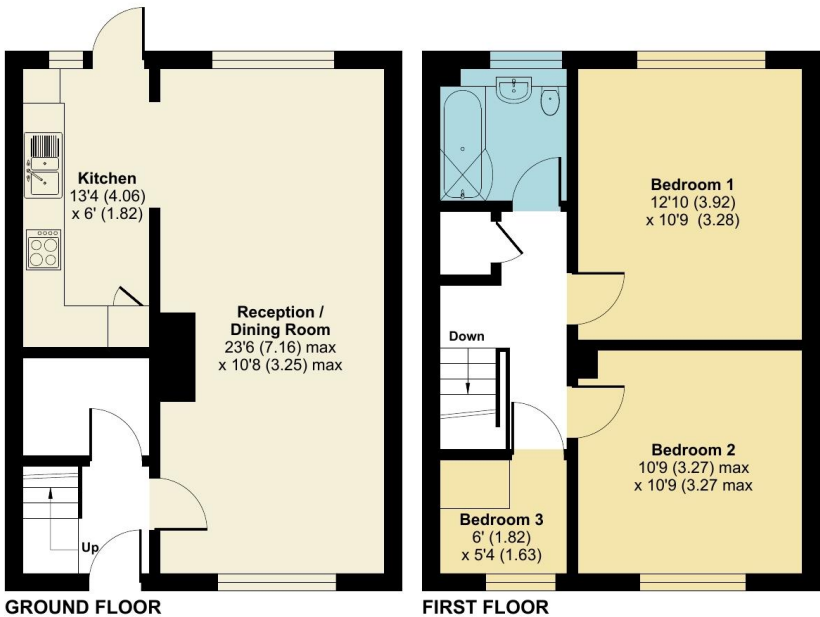
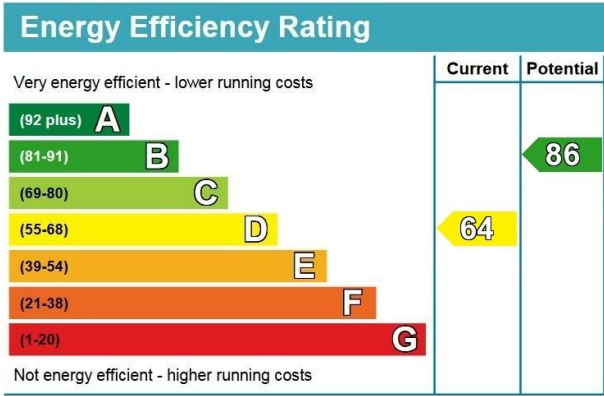


Vigo Road, Andover, SP10

Approximate Area = 811 sq ft / 75.3 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). © nichcom 2025. Produced for Austin Hawk Ltd. REF: 1261468



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.



Vigo Road, Andover

Guide Price £265,000 Freehold

- No Onward Chain
- Dual Aspect Living/Dining Room
- Two Double Bedrooms
- Additional First Floor Room
- Proximity to Schools
- Entrance Hallway
- Kitchen
- Family Bathroom
- Practical South Facing Rear Garden
- Close to Amenities



DESCRIPTION: Available to the property market with No Onward Chain, this two-double-bedroomed end-of-terrace house has an excellent location, not only close to schools catering for all age groups plus town centre amenities, but also its outlook to the rear over an expansive playing field. The accommodation itself comprises an entrance hallway with a walk-in storage cupboard, a good-sized, dual-aspect living/dining room, a kitchen with underfloor heating, two-double-bedrooms, a family bathroom. There is also an additional first floor room which could be utilised for storage or a home office. Outside to the rear is a practical, low-maintenance, south-facing garden.

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. Located centrally within Andover, Vigo Road is a long-established residential road linking London Road with the convergence of East Street and New Street near the town centre. The location has excellent proximity to both Andover's town centre amenities along with "out-of-town" supermarkets, retail shops and fast food establishments. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

OUTSIDE: Set back from Vigo Road in a slightly elevated position, the property fronts onto a belt of communal green space with a stepped path leading to a small front garden and on to the side of the property with gated access into the rear garden. A picket fence borders the front garden with the front door leading into:

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in, walk-in storage cupboard. Door to:

LIVING/DINING ROOM: Good-sized, dual-aspect living/dining room with windows to the front and the rear. Gas fire with gas back-boiler located behind the fire. Open plan to:

KITCHEN: Rear aspect kitchen with an external door providing access into the rear garden. Underfloor heating. A range of eye and base-level cupboards and drawers with bamboo worksurfaces over and tiled splashbacks. Inset one and a half bowl sink and drainer, inset ceramic hob with an extractor over and oven/grill below. Integral fridge freezer and space and plumbing for a washing machine.

LANDING: Door to a built-in airing cupboard housing the hot water cylinder. Loft access.

BEDROOM ONE: Rear aspect double bedroom with views across open playing fields. Radiator.

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

ADDITIONAL FIRST FLOOR ROOM: Window to the front. Radiator. Could be used for storage or as a small home office.

FAMILY BATHROOM: Window to the rear. Fully tiled bath enclosure with a P-shaped shower-bath and a power shower over. Concealed cistern WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

REAR GARDEN: Practical, low-maintenance, south-facing rear garden with a patio area adjacent to the rear of the property. The remainder is laid to lawn with a mature flower and shrub border to one side and a garden shed, erected in 2024. Gated side access to a path leading back to the front of the property. External tap.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

