

Wolversdene Road, SP10
 Approximate Gross Internal Area = 96 sq m / 1033 sq ft
 Approximate Outbuildings Internal Area = 17 sq m / 183 sq ft
 Approximate Total Internal Area = 113 sq m / 1216 sq ft

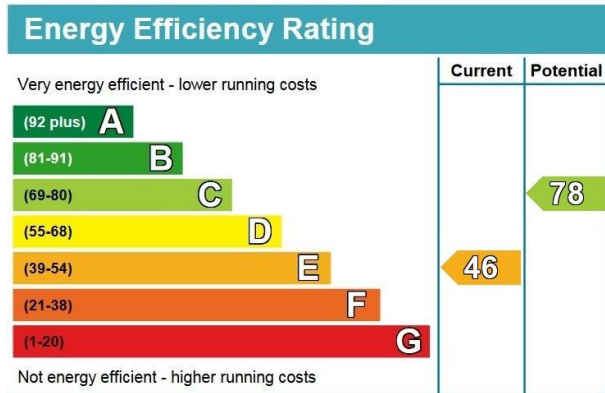


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Wolversdene Road, Andover

Guide Price £385,000 Freehold



- Entrance Hallway
- Kitchen
- Three Double Bedrooms
- Good Sized Rear Garden
- Proximity to Schools
- Open Plan Living/Dining Room
- Cloakroom
- Bathroom
- Driveway Parking
- Close to 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.

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DESCRIPTION: Constructed during the 1930s, this three-bedroomed detached house has a quiet location within one of Andover's most established residential areas. The property benefits from proximity to schools catering for all age groups as well as Andover's town centre amenities, whilst open countryside is also a short distance away. The accommodation, extended by a previous owner, comprises an entrance hallway, a good-sized, open plan living/dining room, a kitchen, a cloakroom, three double bedrooms and a bathroom. On the ground floor, an older-style conservatory is accessed via French doors from the dining room and offers the potential for a new owner to redevelop if desired, subject to any required permission. A particular feature of the property is the rear garden, which stretches back well in excess of eighty feet and includes two separate garden sheds, one of which has power and lighting. There is gated access from the rear garden to a driveway at the side of the property.

LOCATION: The location has much to offer, with the property located on Wolversdene Road, which is off London Road and a short distance from town centre amenities, pre-school, primary and secondary schools, as well as the historic Ladies Walk, which is a short distance away and provides footpath access to nearby open countryside, Harewood Forest and the Test Valley beyond. 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.

OUTSIDE: The property fronts on to Wolversdene Road with the driveway located to the left-hand side. There is a low maintenance front garden, laid to gravel and bordered by a picket fence. A path leads to the front door into:

ENTRANCE HALLWAY: Stairs to the first floor. A high-level wall-mounted cupboard surrounds the consumer unit. Radiator. Door to:

OPEN-PLAN LIVING/DINING ROOM: The living area is arranged to the front of the living/dining room with a box bay window to the front. Feature electric fire housed within an original open fireplace with recessed storage space to one side of the chimney breast. The dining area to the rear of the living/dining room includes French doors to the rear, accessing the older-style conservatory and a doorway to a walk-in, understairs storage area with a window to the side. Radiators and door to:

KITCHEN: Galley-style kitchen with windows to one side and a step down to an external door to the rear. Tiled flooring. A range of eye and base level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with stainless steel splash-back and extractor over. Built-in, eye-level, oven/grill, space and plumbing for a washing machine and a slimline dishwasher. Full-height, built-in kitchen storage cupboard alongside a built-in cupboard housing a gas combi boiler. Door to:

CLOAKROOM: Window to the side and tiled flooring. Concealed cistern WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

LANDING: Window to the side. Double doors to a fitted storage cupboard. Access to a boarded loft space with lighting via a pull-down loft ladder.

BEDROOM ONE: Box Bay window to the front. Recess storage space either side of the chimney breast. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Recess storage space either side of the chimney breast. Radiator.

BEDROOM THREE: Double bedroom with a window to the rear. Radiator.

BATHROOM: Window to the front. Panelled bath with a shower over, close-coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

REAR GARDEN: Mature rear garden stretching back in excess of eighty feet. Gated access to the driveway parking at one side of the property. Mainly laid to lawn with mature flower and shrub borders, including a sunken patio seating area adjacent to the rear of the property with retaining walls. Two good-sized garden sheds, one of which has power and lighting.

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.

