



Vespasian Road, SP10

Approximate Gross Internal Area = 71.3 sq m / 768 sq ft
Approximate Garage Internal Area = 4.6 sq m / 50 sq ft
Approximate Total Internal Area = 75.9 sq m / 818 sq ft
(excludes restricted head height)

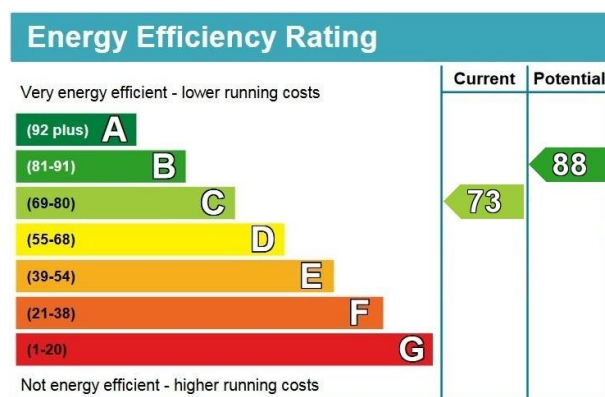


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Vespasian Road, Andover

Guide Price £230,000 Freehold



- No Onward Chain
- Entrance Lobby
- Dining Room
- Two Double Bedrooms
- Garden with Insulated Outbuilding
- Extended Terraced House
- Living Room
- Kitchen
- Bathroom
- Driveway & Allocated Parking

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: Available to the property market with No Onward Chain, this two-double-bedroomed, terraced house would make the perfect first purchase. The property benefits from extended living space with the addition of not only a front entrance lobby with built-in storage but also a rear, ground floor extension providing the existing kitchen and dining room arrangement. The property further benefits from driveway parking for two vehicles plus an additional allocated parking space nearby. The accommodation itself comprises the entrance lobby, a living room, a dining room with an open-plan theme into a kitchen, two double bedrooms, both with eaves storage access and a bathroom. Outside to the rear is a low-maintenance, courtyard-style garden which includes a fully insulated outbuilding with power and lighting which has the potential to be an ideal home office.

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. Vespasian Road 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 property frontage is set aside to block paved driveway parking bordered on one side by a low-level brick wall and mature hedging. Front door into:

ENTRANCE LOBBY: Window to the front. Door to a built-in cloaks’ storage cupboard. Radiator and internal double doors to:

LIVING ROOM: Front aspect living room with stairs leading to the first floor. Door to a built-in, walk-in storage cupboard housing the consumer unit and electric meter. Radiator. Double internal glazed doors to:

DINING ROOM: French doors leading to the rear garden. Radiator. Open plan to the side and access to:

KITCHEN: Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with extractor over and an oven/grill below. Space and plumbing for a washing machine and a dishwasher. Space for a tumble dryer and a fridge freezer. Wall-mounted gas boiler.

FIRST FLOOR LANDING: Dormer window to the front. Storage recess area. Double doors to a built-in storage cupboard. Doors to:

BEDROOM ONE: Dormer windows to the rear. Doors accessing eaves storage space. Radiator.

BEDROOM TWO: Double bedroom with Velux windows to the rear. Double doors accessing eaves storage space. Radiator.

BATHROOM: Dormer window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Close-coupled WC, vanity hand wash basin with a vanity worktop extending to one side with cupboards and drawers below. Heated towel rail.

REAR GARDEN: Low-maintenance, courtyard-style paved rear garden with a lower-level area adjacent to the rear of the property covered. Retaining walls and steps up to a raised area with a fishpond and access into the insulated outbuilding, with a window to one side, power and lighting. Gated rear access from the garden.

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.

