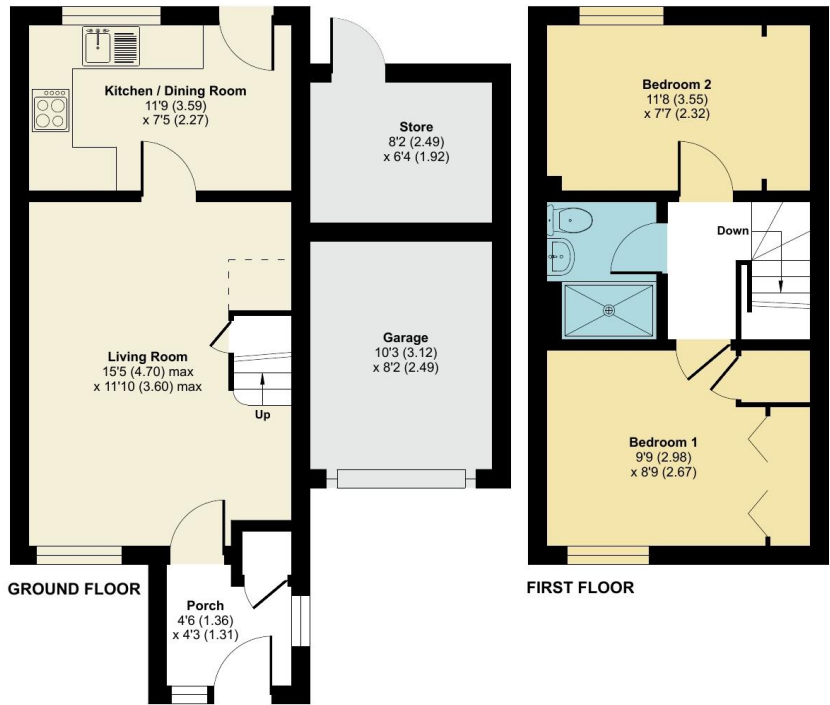
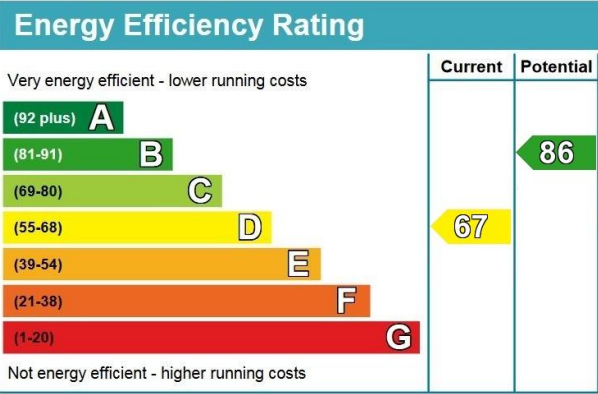


Martin Way, Andover, SP10

Approximate Area = 587 sq ft / 54.5 sq m
Garage = 84 sq ft / 7.8 sq m
Outbuilding = 51 sq ft / 4.7 sq m
Total = 722 sq ft / 67 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). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1282865



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.



Martin Way, Andover

Guide Price £280,000 Freehold

- Entrance Lobby
- Kitchen
- Shower Room
- Partial Garage
- Attractive Garden
- Living Room
- 2 Bedrooms
- Study/Store
- Driveway Parking
- Corner Plot



DESCRIPTION:
This semi-detached house occupies a corner plot in an established residential area on the outskirts of the town. The accommodation comprises entrance lobby, living room, kitchen, two bedrooms and a shower room. To the front there is driveway parking leading to a partial garage which has been converted to provide a useful office/store whilst to the rear there is an attractive, partly walled, garden with two decked seating areas.

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 line 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:

ENTRANCE LOBBY:
Window to side, storage cupboard and glazed door to:

LIVING ROOM:
Window to front. Stairs to first floor with understairs recess and door to:

KITCHEN:
Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

FIRST FLOOR LANDING:
Access via ladder to part boarded loft and doors to:

BEDROOM 1:
Window to front. Fitted wardrobe cupboard and airing cupboard.

BEDROOM 2:
Window to rear and wardrobe recess.

SHOWER ROOM:
Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:
To the front there is an area of lawn with a path to the front door. A driveway offers parking for two cars and access to:

GARAGE/STUDY:
Electric door to storage area. The rear of the garage has been converted into a useful **STUDY/STORE** which is insulated with power, light, heating and a door into the rear garden.

REAR GARDEN:
Good sized garden which is partly walled with gated access to the front. Patio area adjacent to the house leading to a decked seating area. The remainder is laid to lawn with flower/shrub borders and a further decked seating area with a pergola.

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.

