

## Vespasian Road, SP10

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft (excludes carport)  
Approximate Garage Internal Area = 14.3 sq m / 154 sq ft  
Approximate Total Internal Area = 154.2 sq m / 1660 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



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.



**Vespasian Road, Andover**

**Guide Price £315,000 Freehold**

- No Onward Chain
- Cloakroom
- Living/Dining Room
- Bathrooms
- Garage
- Hallway
- Kitchen
- Bedrooms
- Garden
- Driveway

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**DESCRIPTION:**

Located on the western edge of Roman Way, this four-bedroomed, terraced house is offered to the property market with No Onward Chain. With proximity to local schools and open countryside as well as numerous local amenities, the property would make an ideal first family home. The property benefits from allocated parking spaces, whilst the accommodation itself comprises an entrance lobby, a good-sized kitchen, living/dining room, four bedrooms, two bathrooms and garage. There is a fully enclosed generous size garden with gated side access to the carport at the front of the property.

**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.

**ACCOMMODATION:**

Car port into porch with door to garden and front door to:

**ENTRANCE HALL:**

Recess under stairs and doors to:

**CLOAKROOM:**

Rear aspect with WC and wash basin.

**KITCHEN:**

Front aspect. Eye and base level cupboards and drawers with work tops above. Single oven with gas hob and extractor over. Stainless steel sink. Integral washing machine, under counter fridge and freezer. Cupboard housing Hot air heating system. Door to:

**LIVING/DINING ROOM:**

Side aspect and rear French doors to:

**CONSERVATORY:**

**FIRST FLOOR AND LANDING :**

Rear aspect and loft access. Doors to:

**BEDROOM 1:**

Front aspect and storage cupboard. Door to:

**EN-SUITE BATHROOM:**

Front aspect with W/C, wash basin and panelled bath.

**BEDROOM 2:**

Rear aspect, double bedroom with cupboard.

**BEDROOM 3:**

Dual rear and side aspects. Double room with two cupboards.

**BEDROOM 4:**

Front aspect.

**BATHROOM :**

Shower cubical, W/C, hand basin and airing cupboard.

**GARAGE:**

Integral garage with up and over door and electric points.

**DRIVEWAY:**

Car port and drive to accommodate parking for three cars.

**TENURE & SERVICES::**

Freehold. Mains water, drainage, electricity and gas are connected. Gas warm air ventilation heating.

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.

