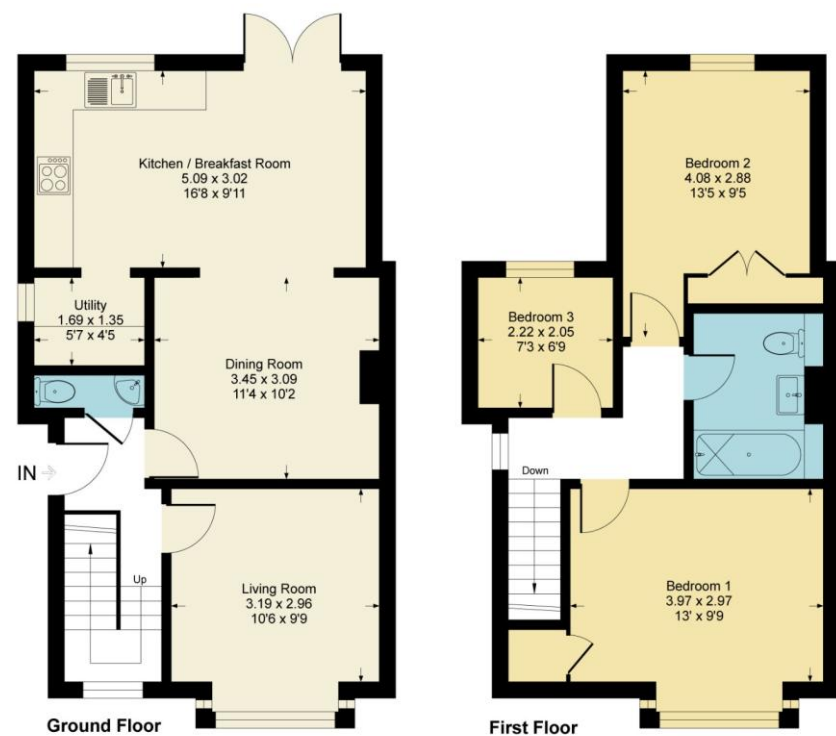


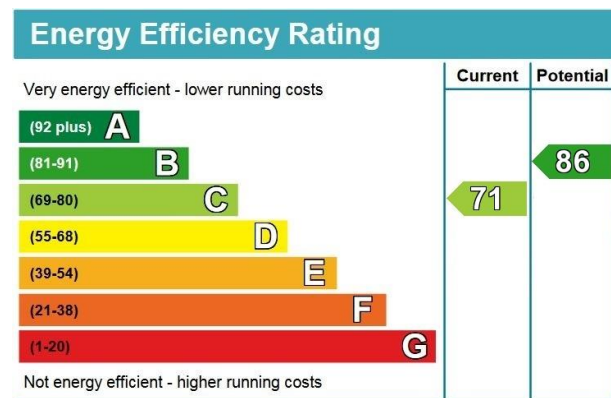
Walnut Tree Road, SP10
Approximate Gross Internal Area = 88.8 sq m / 956 sq ft



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



Walnut Tree Road, Andover, SP10 2JP **£365,000 Freehold**



- ENTRANCE HALLWAY
- KITCHEN/DINING ROOM
- CLOAKROOM
- FAMILY BATHROOM
- PROXIMITY TO SCHOOLS

- LIVING ROOM
- UTILITY
- THREE BEDROOMS
- DRIVEWAY PARKING
- CLOSE TO MAINLINE STATION

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:
Austin Hawk proudly presents this rare chance to acquire a three-bedroom semi-detached home in one of Andover’s most desirable residential areas. The property features a modern open-plan kitchen/diner, a spacious living room, and three bedrooms. Outside, the generous rear garden offers ample space, while the front provides parking for up to three vehicles. The location is convenient for Andover’s mainline railway station and a selection of well-regarded schools for all age groups.

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, less than a mile away, 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. The property is located off Salisbury Road, nearby local amenities including two convenience stores, one of which has a post office, a public house, and a garden centre. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying village of Upper Clatford, also a short distance away with the Test Valley and the small town of Stockbridge beyond.

ENTRANCE HALLWAY:
Front aspect. Stairs to first floor, recess for storage under stairs and doors to:

LIVING ROOM:
Front aspect bay window with chimney breast fire and opening.

KITCHEN/DINING ROOM:
Rear aspect and French door. Eye and base level cupboards and drawers with worktops over, one and half stainless steel sink. Integral fridge/freezer, single oven with gas hob and extractor over. cupboard housing combi boiler. Door to:

UTILITY ROOM:
Side aspect. Eye and base level cupboards and worktop over. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM:
Low level WC and wash hand basin.

LANDING:
Side aspect. Loft access with partial boarding and ladder. Doors to:

BEDROOM ONE:
Front aspect. Storage cupboard.

BEDROOM TWO:
Rear aspect. With large fitted cupboard.

BEDROOM THREE:
Rear aspect.

BATHROOM :
White panelled bath with shower screen and shower over, WC, hand was basin and heated towel radiator.

REAR GARDEN:
Generous size garden, lawned with patio area, fully enclosed by fencing and hedges and side access to Drive.

FRONT GARDEN:
Parking for three cars and electric point.

TENURE AND 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.

