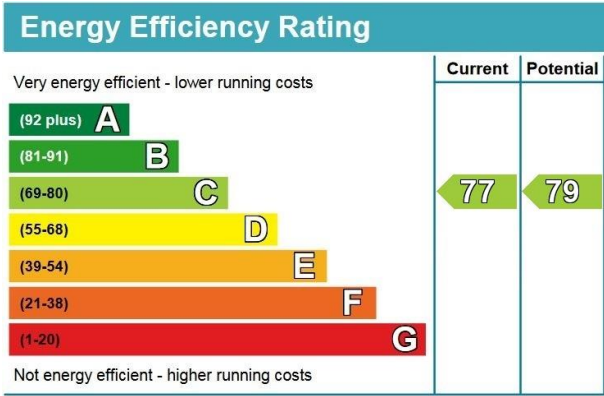


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1281653



Marchant Road, Andover

Guide Price £385,000 Freehold



- Entrance Hallway
 - Kitchen
 - Cloakroom
 - Family Bathroom
 - Proximity to Schools
- Living Room
 - Dining Room & Conservatory
 - Three Bedrooms
 - Garage and Driveway Parking
 - Close to Mainline Railway 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.



DESCRIPTION: Located on one of Andover's most sought-after residential roads, this three-bedroomed, semi-detached house benefits from driveway parking for up to four vehicles and a garage plus proximity to Andover's mainline railway station and well-regarded schools catering for all age groups. The accommodation comprises a ground floor with an entrance hallway, a front-aspect living room with a separate dining room with an open plan flow into a conservatory, a kitchen and a cloakroom. The first floor provides two double bedrooms along with a good-sized single bedroom and a family bathroom. Outside to the rear is a mature, low-maintenance garden with a summerhouse and a potting shed.

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 is just over half a mile away and 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 on Marchant Road, which is off Salisbury Road, with nearby local amenities including convenience stores, one of which has a post office, various fast-food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery and fish and chip shop. Andover's hospital is just under a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying village of Upper

OUTSIDE: The property frontage is set aside as blocked paved driveway parking which extends to one side of the property and leads to the garage. There is gated side access to the rear garden, which is mainly laid to lawn with an area of raised decking adjacent to the rear of the property, along with a summerhouse with a decked veranda and a potting shed. From the driveway, the front door leads into an entrance hallway.

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in, understairs storage cupboard housing the consumer unit and electric meter. Radiator. Door to:

LIVING ROOM: Bay window to the front. Living flame gas fire set on a tiled hearth.

KITCHEN: Galley-style kitchen with windows to both sides. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one-and-a-half bowl stainless steel sink and drainer. Space for a free-standing cooker, space and plumbing for a washing machine, space for an undercounter fridge and freezer. Wall-mounted gas boiler. Internal glazed door to:

REAR LOBBY: Window to the rear and a door leading into the conservatory. Door to:

CLOAKROOM: Window to the side. Low-level WC, hand wash basin and radiator.

DINING ROOM: Original rear aspect second reception room now with an open plan flow into the conservatory. Radiator.

CONSERVATORY: Glazed to the rear and to both sides with a glazed roof and an external door accessing the rear garden plus an internal glazed door to the rear lobby. Engineered timber flooring. Radiator.

BEDROOM ONE: Bay window to the front. Double sliding mirrored doors to two separate fitted wardrobe cupboards. Fitted dressing table and drawers. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Access to a partially boarded loft via a loft ladder. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the rear. Radiator.

FAMILY BATHROOM: Window to the front. Fully tiled walls. Panelled bath with a shower over. Close-coupled WC, vanity hand wash basin with cupboard storage below. Radiator.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Solar panels and a solar water heater help reduce the property's energy outgoings.

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.

