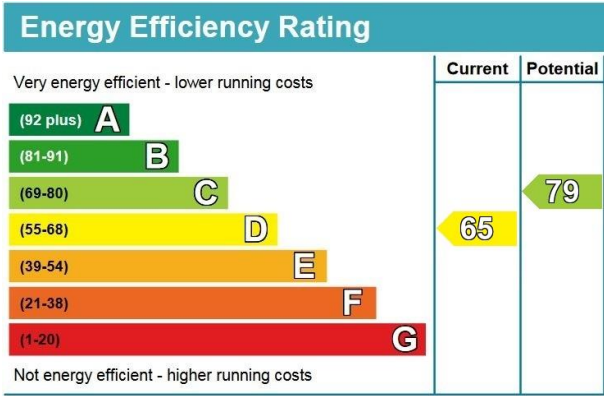




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Leigh Road, Andover

Guide Price £349,950 Freehold

- No Onward Chain

Entrance Lobby & Hallway

Dining Room & Living Room

Four Bedrooms

Garage

Spacious Four-Bed Family Home

Kitchen

Ground Floor Shower Room

Family Bathroom

Practical, Low Maintenance Gardens



DESCRIPTION: Deceptively spacious with just shy of 1300 square feet of floorspace, this four-bedroomed, terraced house has the potential to be the perfect first family home. Located close to open countryside within one of Andover's most established residential locations on the southern side of the town, the property maintains proximity to numerous local amenities, including schools catering for all age groups, along with open countryside, which the property borders. The property benefits from a garage and practical, mature, low-maintenance gardens to both front and rear. The well-presented accommodation comprises an entrance lobby, a hallway, a ground floor shower room, a kitchen, a dining room, a separate living room, four bedrooms and a family bathroom. Attractive herringbone-style hard flooring flows through the ground floor, with a particular feature of the property being the air conditioning system which also acts as a de-humidifier.

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. Leigh Road is located off London Road via Wolversdene Road on the southern side of Andover. The location is a short distance from town centre amenities, schools catering for all age groups as well as the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

OUTSIDE: Located in an elevated position at the end of Leigh Road, bordering Ladies Walk and open countryside, there is an area of communal parking alongside a small block of garages, one of which belongs to the property. A path leads through manicured front lawns, traversing the terrace with a path leading to the front door of the property with rose borders to one side.

ENTRANCE LOBBY: Glazed to the front with tiled flooring. Glazed front door into:

ENTRANCE HALLWAY: Stairs to the first floor. Extensive understairs pull-out shoe storage drawers along with a door to a built-in, understairs storage cupboard. Door to a built-in storage cupboard. Door to:

GROUND FLOOR SHOWER ROOM: Window to the front. Fully tiled walls. Recessed shower enclosure, close-coupled WC, vanity hand wash basin with deep drawer storage below. Heated towel rail.

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Worksurface includes a matching breakfast bar. Inset one and a half bowl, stainless steel sink and drainer, inset five-burner gas hob with extractor over and double oven/grill below. Space and plumbing for a washing machine and a dishwasher, space for a fridge freezer. Door to a built-in shelved larder cupboard, which includes space for a tumble dryer. Internal part-glazed door to:

DINING ROOM: Bifold doors to the rear. Radiator. Open plan double-width doorway to:

LIVING ROOM: Full-height windows and an external glazed door to the rear. Radiator.

FIRST FLOOR LANDING: Access to a partially boarded loft via a loft ladder. Door to a built-in, shelved airing cupboard housing the controller for the gas boiler, which is located in the loft space along with the air conditioning system. The boiler was installed as recently as 2023.

BEDROOM ONE: Window to the rear. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Radiator.

BEDROOM THREE: Double bedroom with a window to the front. Radiator.

BEDROOM FOUR: Window to the front. Door to a built-in wardrobe cupboard. Radiator.

BATHROOM: Light and airy enclosed bathroom with natural light flooding in thanks to an automatic Velux window including a rain sensor. Panelled bath with a full subway tiled bath enclosure and shower over. Close-coupled WC and a vanity hand wash basin with cupboard storage below.

REAR GARDEN: Patio adjacent to the rear of the property with retaining sleepers forming raised planters. Steps up to a path at one side of the garden with the remainder laid to an artificial lawn. Shared access path at the top of the garden, gated to each side and also providing access to the garage and communal parking area. Terraced flower and herbaceous borders at the rear.

TENURE & SERVICES: Freehold. Mains drainage, water, electricity and gas are connected. Gas central heating via 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.

