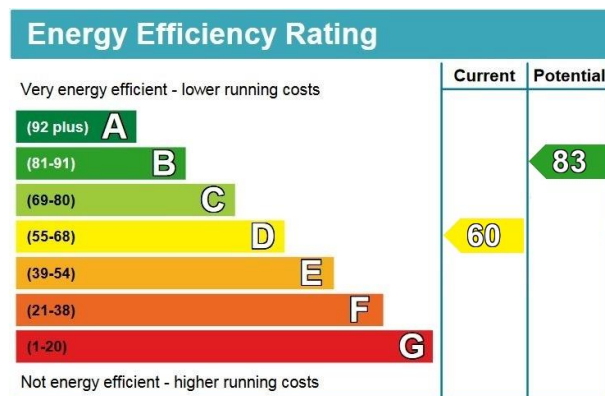


Millway Road, SP10
Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



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.



Millway Road, Andover

Guide Price £199,950 Freehold

- Hallway
- Dining Room
- Utility Room
- 3 Bedrooms

- Living Room
- Kitchen
- Ground Floor Bathroom
- Good Sized Garden

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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:
Offering scope for total renovation, this semi-detached house is located on an established residential road within walking distance of the railway station. The accommodation comprises hallway, living room, dining room, kitchen, utility room, ground floor bathroom and three first floor bedrooms. Outside there is a good sized, but very overgrown, garden with the potential to create parking to the rear.

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.

ACCOMMODATION:
Door into PORCH with windows to front and door into:

HALLWAY:
Open access to:

DINING ROOM:
Internal window to utility room. Stairs to first floor, open fireplace and double glazed doors to:

LIVING ROOM:
Box bay window to front and sandstone fireplace with shelving to one side.

KITCHEN:
Range of eye and base level cupboards and drawers with work surfaces over. Inset electric hob with eye level double oven and space for fridge/freezer. Open access to:

UTILITY ROOM:
Windows to side and door to garden. Cupboards with two stainless steel sinks and drainer above. Space and plumbing for washing machine and wall mounted boiler. Door to:

BATHROOM:
Window to rear. Corner bath, shower enclosure, vanity cupboard with wash hand basin and WC with concealed cistern.

FIRST FLOOR LANDING:
Loft access, storage cupboard and doors to:

BEDROOM 1:
Windows to front.

BEDROOM 2:
Window to rear.

BEDROOM 3:
Window to rear and fitted storage cupboard.

OUTSIDE:
To the front there is side access to the rear garden.

REAR GARDEN:
Good sized rear garden which is completely overgrown. There is potential to drop the kerb and create parking to the rear.

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.

