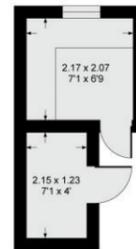
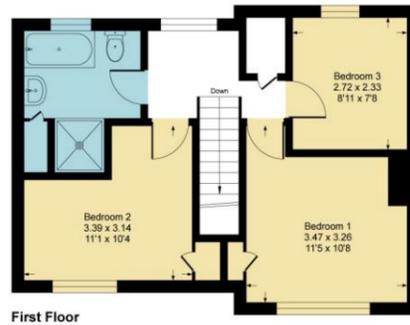


May Tree Road, SP10
Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
Approximate Garage Internal Area = 7 sq m / 76 sq ft
Approximate Total Internal Area = 98.2 sq m / 1058 sq ft

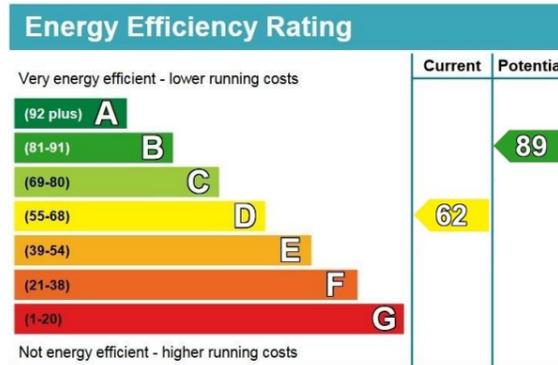


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



May Tree Road, Andover

Guide Price £299,950 Freehold



- Entrance Porch
- Cloakroom
- Conservatory
- 3 Bedrooms
- Good Sized Garden

- Hallway
- Living/Dining Room
- Kitchen
- Bathroom
- No Onward Chain

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.

☎ 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:

Offered for sale with no onward chain, this terraced house is located in an established residential area close to local amenities. The accommodation offers scope for improvement and comprises entrance porch, hallway, cloakroom, living/dining room, conservatory with French doors out to a decked seating area, kitchen, three bedrooms and a bathroom with a separate shower cubicle. A particular feature of the property is the good sized, secluded, garden with two sheds.

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:

Front door into **ENTRANCE PORCH** with window to side and arch to:

HALLWAY:

Window to front. Stairs to first floor and doors to:

CLOAKROOM:

Window to front and WC.

LIVING/DINING ROOM:

Window to front. Fireplace with living flame gas fire, door to kitchen and double doors to:

CONSERVATORY:

Triple aspect with French doors out to a decked seating area.

KITCHEN:

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Space and plumbing for washing machine, space for fridge and shelved understairs cupboard.

FIRST FLOOR LANDING:

Window to rear. Loft access and cupboard with wall mounted boiler (new 2021). Doors to:

BEDROOM 1:

Window to front and fitted storage cupboard.

BEDROOM 2:

Window to front and fitted storage cupboard.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to rear. Panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail. Airing cupboard with hot water tank and shelving.

OUTSIDE:

The front garden is mainly laid to lawn with a gated path to the front door. A shared passageway at the side gives access to the rear garden.

REAR GARDEN:

Good sized and secluded garden with a patio area adjacent to the house with two brick stores. There is also a fenced, decked, seating area access from the conservatory. The remainder is laid to lawn with mature shrubs, trees and a summerhouse to the rear with a small shed.

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.

