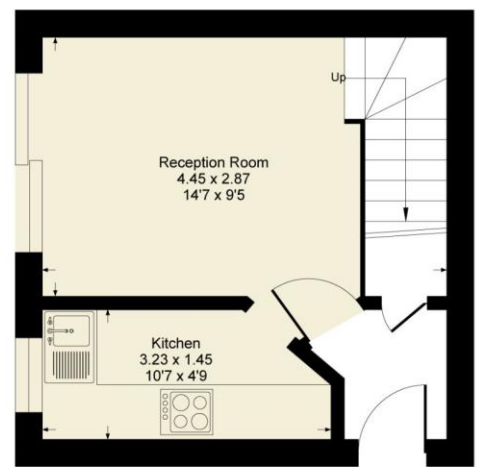


Haig Road, SP10

Approximate Gross Internal Area = 40.9 sq m / 440 sq ft



First Floor



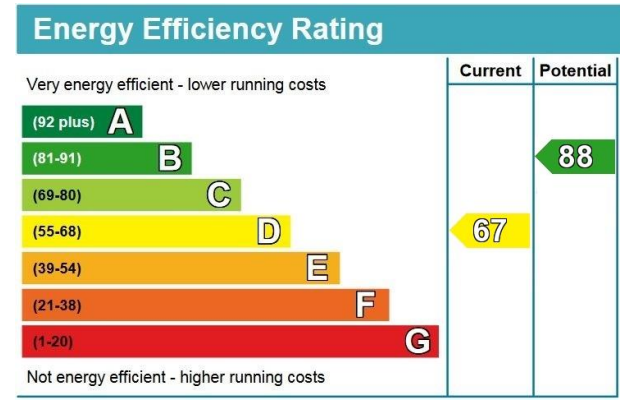
Ground Floor

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



Haig Road, Andover

Guide Price £207,500 Freehold



- Ideal First Property Purchase
  - Kitchen
  - Double Bedroom
  - Landscaped Rear Garden
  - Proximity to Mainline Railway Station
- Entrance Hallway
  - Living Room
  - Bathroom
  - Two Allocated Parking Spaces
  - Close to Local Amenities

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:** The perfect first purchase with an excellent location close to numerous local amenities, including Andover's mainline railway station, which is just over a quarter of a mile away. Very well presented throughout, the accommodation comprises an entrance hallway, a kitchen, a good-sized living room, a double bedroom and a bathroom. Outside to the front are two allocated parking spaces along with a low-maintenance garden, whilst to the rear is a fully landscaped, practical garden space.

**LOCATION:** The location of the property benefits from many local amenities, including proximity to schools catering for all age groups, whilst being a short distance from both open countryside and Andover's town centre. Nearby Charlton village, although close to Andover, still maintains a strong village feel. Local amenities include convenience stores, public houses, fast-food outlets, GP and dental practices, Andover's War Memorial Hospital, a petrol station and Charlton Lakeside Leisure Park, which offers scenic walks, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away with a direct route into London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Haig Road can be found off Mylen Road, which itself links Charlton Road with Weyhill Road.

**OUTSIDE:** The two allocated parking spaces are located directly off the highway with the property set back behind a mature hedgerow with a path to one side of the parking area leading through a low-maintenance front garden to the front door, under a pitched canopy porch. The path continues to one side of the property where there is gated side access into the rear garden.

**ENTRANCE HALLWAY:** Door to a built-in, understairs storage cupboard. Radiator. Consumer unit. Door to:

**LIVING ROOM:** Good-sized living room with sliding patio doors accessing the rear garden, which is located on one side of the property. Luxury vinyl flooring. Stairs to the first floor. Radiator. Doorway to:

**KITCHEN:** Window to the side. Galley-style kitchen with a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset composite sink and drainer, inset gas hob with extractor over and an oven/grill below. Space and plumbing for a washing machine and space for an under-counter fridge. Wall-mounted gas boiler.

**FIRST FLOOR LANDING:** Window to the front. Door to a built-in airing cupboard with shelving housing a hot water cylinder. Radiator. Loft access. Doors to:

**DOUBLE BEDROOM:** Window to the side. Door to a built-in, overstairs wardrobe storage cupboard. Radiator.

**BATHROOM:** Window to the side. Panelled bath with an electric shower over. Close-coupled WC, pedestal hand wash basin and a radiator.

**REAR GARDEN:** Attractive, practical, low-maintenance rear garden benefiting from recent landscaping works. A paved patio area adjacent to the living room, with the remainder mainly laid to hard standing with decorative limestone chippings and a concrete pad. Retaining sleepers form a raised flower and shrub border with an ornamental cherry tree. Gated side access leading to the path to the front of the property and the allocated parking area.

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

**AGENT NOTE:**  
Under the terms of Section 21 of the 1979 Estate Agents Act the agent declares an interest in the property.

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.

