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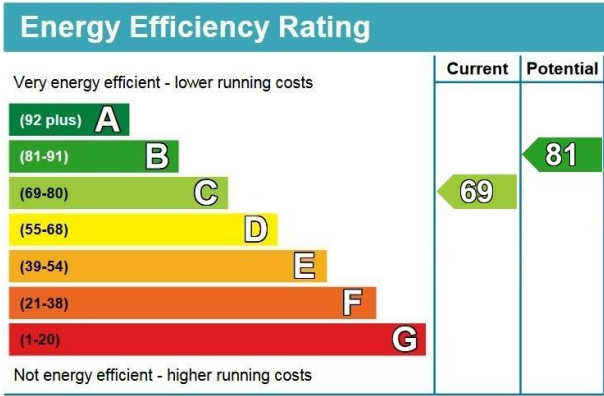
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ESTATE AGENTS



Millway Road, Andover

Guide Price £270,000 Freehold



- Entrance Hallway
 - Kitchen
 - Bathroom
 - Driveway Parking
 - Close to Schools
- Open Plan Living/Dining Room
 - Two Double Bedrooms
 - Low-Maintenance Rear Garden
 - Proximity to Mainline Railway Station
 - 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: A typical Edwardian terraced house in an excellent location with proximity to schools catering for all age groups, Andover's mainline railway station and a host of local amenities. Originally constructed in 1905, the property has been updated throughout the twentieth century whilst still maintaining much of its original character charm. As well as its excellent location, the property also benefits from driveway parking for two vehicles to the rear of the property. The accommodation itself comprises an entrance hallway, an open plan living/dining room, a kitchen, two double bedrooms and a bathroom. Outside, there is a small garden area to the front, whilst a practical and low-maintenance rear garden extends back from the property well in excess of fifty feet with the driveway parking beyond.

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 exactly 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 along Millway Road just south of its junction with Weyhill 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 over half 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 under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the

OUTSIDE: The property fronts onto Millway Road, which has on-street parking options with no restrictions. A low-level brick wall forms the front boundary of a small front garden with a path leading to the front door with transom window above, under a pitched, covered porch.

ENTRANCE HALLWAY: Consumer unit & electric meter. Door to:

OPEN-PLAN LIVING/DINING ROOM: Originally two separate reception rooms, now a very good-sized open-plan living/dining room. The dining area is currently arranged at the front of this open-plan space with a bay window to the front including plantation-style blinds. Recessed fitted cupboards and shelving. The living area has a rear aspect and includes stairs to the first floor with a recessed understairs storage space. Living flame gas fire set within an original fireplace with a tiled hearth. Radiator. Door to:

KITCHEN: Window and an external door to the side, which provides access to the rear garden. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and tongue-and-groove painted splashbacks. Inset one and a half ceramic sink and drainer, inset gas hob with oven/grill below. Space and plumbing for a washing machine, tumble dryer and a slimline dishwasher. Space for a fridge freezer.

FIRST FLOOR LANDING: Loft access via a pull-down loft ladder. The loft space itself is fully boarded with a velux window, power and lighting and has previously been used as an office.

BEDROOM ONE: Good-sized double bedroom with windows to the front. Original feature fireplace set on a tiled hearth. Fitted wardrobe and cupboard storage utilising the recesses either side of the chimney breast. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Recessed fitted wardrobe and cupboard storage. Radiator.

REAR GARDEN: West facing rear garden exceeds well over fifty feet in length. Patio adjacent to the rear of the property and includes a character feature in an original outside WC adjoining the property. Brick shed alongside the patio area with the remainder laid to lawn with mature flower and shrub borders with fruit and ornamental trees. Walled rear garden boundary with a wrought iron gate providing access to the driveway parking, which includes a small wooden shed.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

