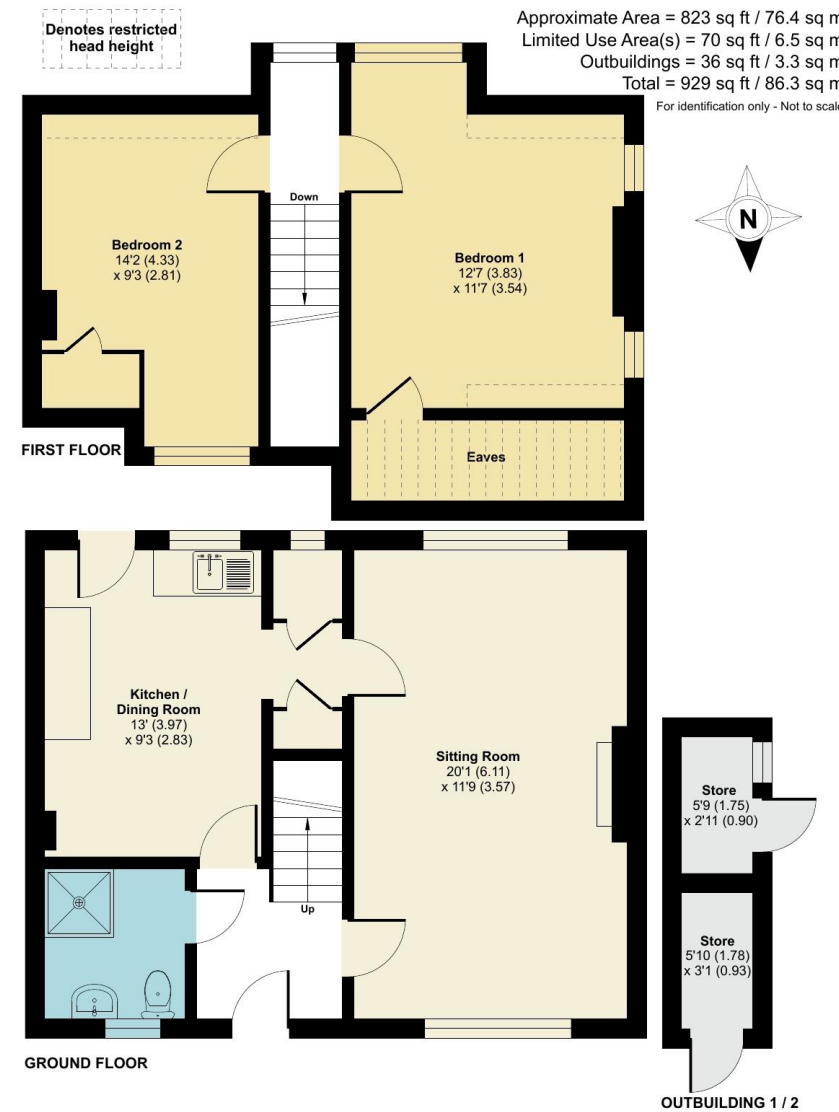
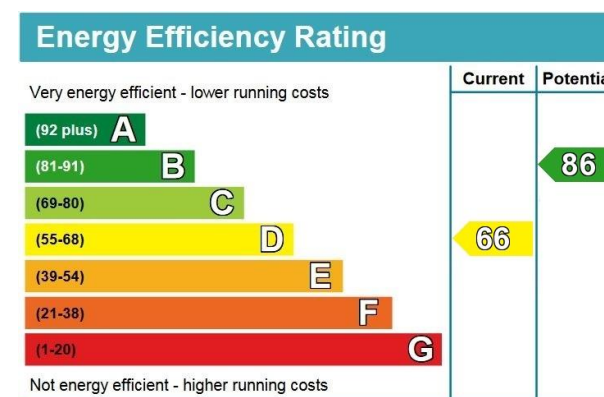


Approximate Area = 823 sq ft / 76.4 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Outbuildings = 36 sq ft / 3.3 sq m
 Total = 929 sq ft / 86.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Austin Hawk Ltd. REF: 1312074



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.



Sheep Fair, Andover

Guide Price £300,000 Freehold

- **Hallway**
- **Kitchen/Diner**
- **2 Double Bedrooms**
- **Large Rear Garden**

- **Sitting Room**
- **Shower Room**
- **Front Garden**
- **No Onward Chain**

DESCRIPTION:

Located in an established residential area close to the town, this semi-detached chalet style house is offered for sale with no onward chain. The accommodation offers scope for improvement and comprises hallway, sitting room, kitchen/dining room, ground floor shower room and two first floor double bedrooms. A particular feature of the property is the large, mature, rear garden which benefits from a brick store.

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. Sheep Fair can be found off Bell Road, just off London Road, on the south-eastern side of Andover. The location offers good access to the town centre, local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor and doors to:

SITTING ROOM:

Windows to front and rear. Original tiled fireplace and door to:

REAR LOBBY:

Walk-in boiler cupboard with wall mounted boiler and window to rear. Larder cupboard and open access to:

KITCHEN/DINING ROOM:

Window and door to rear garden. Range of cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker, space and plumbing for washing machine.

SHOWER ROOM:

Window to front. Shower cubicle with electric shower, wash hand basin and WC.

FIRST FLOOR LANDING:

Window to rear. Loft access and doors to:

BEDROOM 1:

Windows to side and rear. Original tiled fireplace and eaves storage cupboard.

BEDROOM 2:

Window to front and airing cupboard with hot water tank and shelving.

OUTSIDE:

The front garden is mainly laid to lawn with mature box hedging and a path to the front door. A gate leads to:

REAR GARDEN:

The good sized and mature garden is a particular feature of the property. Mainly laid to lawn with mature hedging, shrubs and trees including apple and pear. There is also a brick store which is divided into two, a small patio area and a greenhouse.

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.

