

Hanson Road, Andover, SP10

Approximate Area = 875 sq ft / 81.2 sq m
For identification only - Not to scale

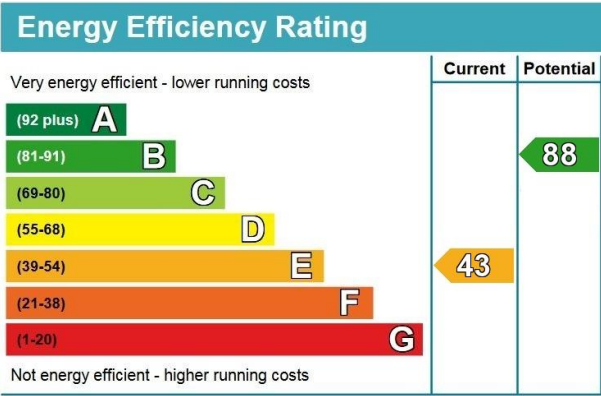


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Austin Hawk Ltd. REF: 1310344



Hanson Road, Andover

Guide Price £299,880 Freehold



- No Onward Chain
 - Sitting Room
 - Conservatory
 - Three Bedrooms
 - Proximity to Mainline Railway Station
- Fully Renovated Internally
 - Open Plan Kitchen/Dining Room
 - Ground Floor Bathroom
 - First Floor Shower Room & WC
 - Close to Numerous 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: Available to the property market with No Onward Chain, the characterful semi-detached house benefits from a full internal renovation as well as an excellent location close to schools catering for all age groups plus Andover's mainline railway station, which is less than a quarter of a mile away. The accommodation comprises a sitting room, an open-plan kitchen/dining room, a ground-floor bathroom, a conservatory, three bedrooms plus a first-floor shower room and separate WC. Outside, there is a practical, low-maintenance garden to the rear.

LOCATION: The location of the property benefits from a host of local amenities, whilst being a short distance from both open countryside and Andover's town centre with its theatre, leisure centre and High Street just half a mile away. 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 itself offers scenic walking, 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 less than a quarter of a mile from the property and provides direct access to London's Waterloo Station is just over an hour. Hanson Road is an established residential road linking Charlton Road and Mylen Road.

OUTSIDE: The property fronts on to Hanson Road with residential permit parking bays directly outside. The current owners have agreed to pay for the first year’s parking permit for a new owner. Gated access leads to a path on one side of the property with access to the front door and on to gated access into the rear garden.

ENTRANCE HALLWAY: The front door opens into a small entrance hallway with stairs to the first floor and internal doors to:

LIVING ROOM: Sash-style window to the front. Wall-mounted electric panel heater.

OPEN-PLAN KITCHEN/DINING ROOM: The dining area has a window to the side. Door to a built-in, understairs storage cupboard. Wall-mounted electric panel heater. Open plan aspect to the kitchen, which is of galley style with a window to the rear and an external door leading to the conservatory at the rear of the property. The kitchen itself includes a range of eye and base-level cupboards and drawers with worksurfaces over, plus subway tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with extractor over and an oven/grill below. Space and plumbing for a washing machine and space for a fridge freezer. Cupboard housing a wall-mounted, gas-fired, instant hot water boiler.

CONSERVATORY: Glazed to the front and one side, overlooking the garden to the rear. An external door to the rear provides access to the rear garden.

GROUND FLOOR BATHROOM: Accessed from the dining area with a frosted window to the rear (to the conservatory). Fully tiled flooring. Panelled bath with a mixer shower attachment, close-coupled WC, pedestal hand wash basin and a heated towel rail.

FIRST FLOOR LANDING: Loft access. Doors to:

BEDROOM ONE: Sash-style window to the front. Door to a built-in wardrobe storage cupboard. Wall-mounted electric panel heater.

BEDROOM TWO: Small double bedroom with a sash-style window to the rear. Wall-mounted electric panel heater.

BEDROOM THREE: Single bedroom with a sash-style window to the side. Wall-mounted electric panel heater.

FIRST FLOOR SHOWER ROOM: Fully tiled flooring. Quadrant corner shower enclosure. Heated towel rail.

WC: Tiled flooring. Low-level WC, pedestal hand wash basin and a heated towel rail.

REAR GARDEN: Mature, low-maintenance rear garden enclosed by panel fencing. Laid to lawn with mature fruit trees. Garden shed. Gated side access with a path leading to the front of the property.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Central heating via wall-mounted electric panel heaters. Hot water via a gas-fired instant hot water boiler.

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.

