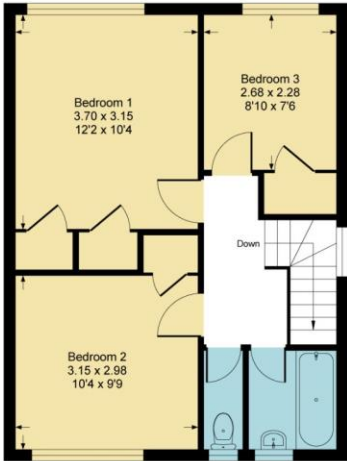
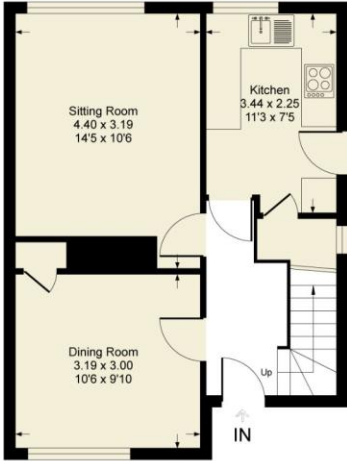


Meadow Way, SP10
Approximate Gross Internal Area = 80.8 sq m / 869 sq ft
Approximate Outbuilding Internal Area = 9.9 sq m / 107 sq ft
Approximate Total Internal Area = 90.7 sq m / 976 sq ft

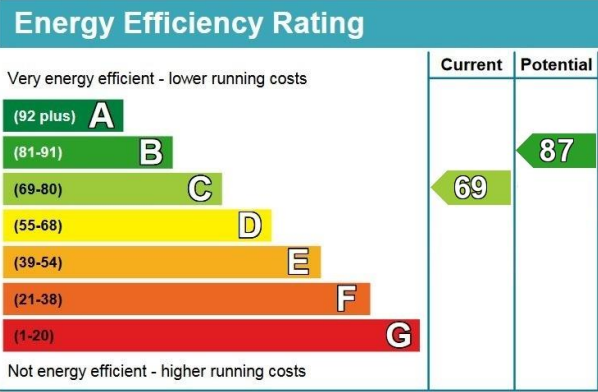


First Floor



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



Meadow Way, Andover

Guide Price £320,000 Freehold

- Hallway
 - Sitting Room
 - 3 Bedrooms
 - Generous Parking
 - Planning Permission
- Dining Room
 - Kitchen
 - Bathroom & WC
 - Good Sized Garden
 - 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.



DESCRIPTION:
This semi-detached house is located in a popular residential area close to shops, pubs and schools and offered for sale with no onward chain. The accommodation, which has planning permission for a single storey extension and benefits from newly replaced windows, comprises hallway, dining room, sitting room, kitchen with a pantry, three bedrooms and a bathroom with separate cloakroom. To the front there is generous parking whilst to the rear there is a generous sized and secluded garden with a summerhouse.

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:
Open porch with front door into:

HALLWAY:
Stairs to first floor and doors to:

DINING ROOM:
Window to front and storage cupboard.

SITTING ROOM:
Window to rear.

KITCHEN:
Window to rear and side door to 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 cooker with extractor over and double oven. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and pantry cupboard.

FIRST FLOOR LANDING:
Window to side. Loft access and doors to:

BEDROOM 1:
Window to rear. Fitted wardrobe cupboard and cupboard with boiler.

BEDROOM 2:
Window to front and fitted cupboard.

BEDROOM 3:
Window to rear and large storage cupboard.

BATHROOM:
Window to front. Panelled bath and wash hand basin.

CLOAKROOM:
Window to front and WC.

OUTSIDE:
To the front there is an area of lawn with a path to the front door. A gravelled driveway offers parking for three cars and an electric car charging point with further sockets. Double gates lead to:

REAR GARDEN:
Good sized and secluded garden with a patio area to the rear and side of the property. The remainder is laid to lawn with mature shrubs, plants and a shed. A path leads to the rear where there is a **SUMMERHOUSE** with power and internet access.

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.

