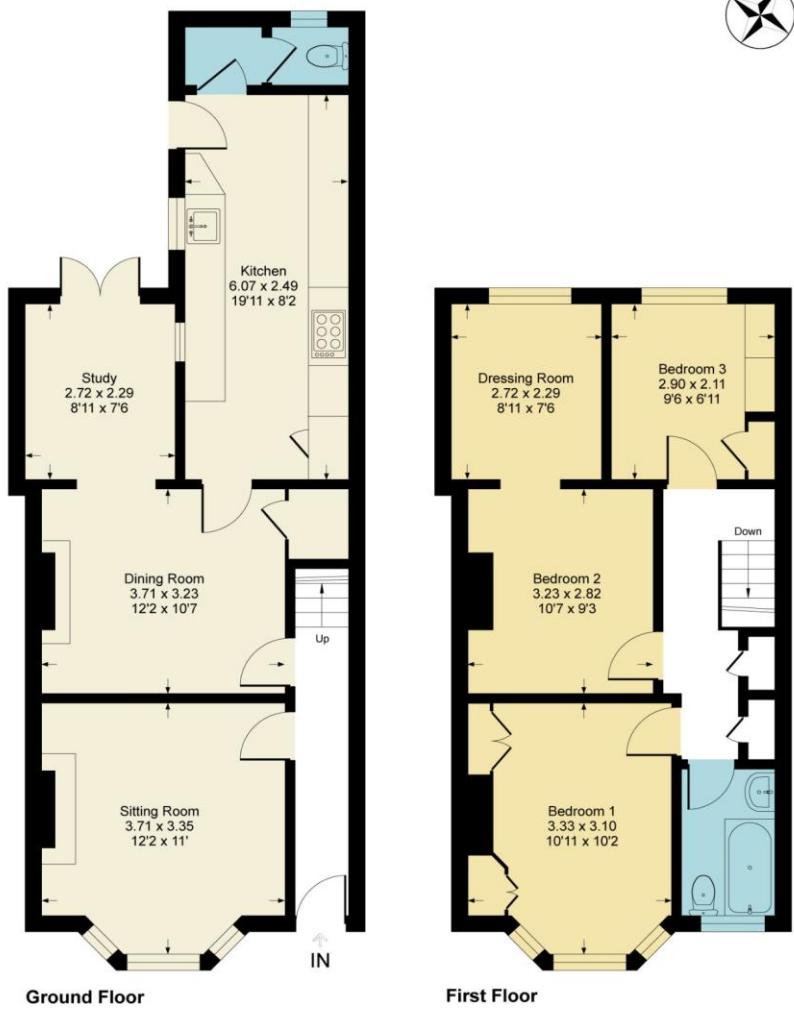


Windsor Road, SP10
Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft



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

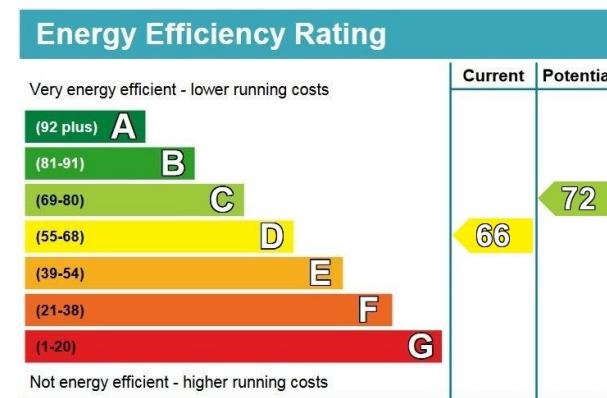
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Windsor Road, Andover, SP10 3HX

Guide Price £350,000 Freehold



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.

- Entrance Hallway
- Sitting Room
- Dining Room
- Snug/Garden Room
- Cloakroom
- Rear Garden
- Proximity To Mainline Railway Station
- Close To Amenities

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DESCRIPTION:

Constructed in 1905, this semi detached house is located on one of Andover's most established and quiet residential roads. The property offers a balance of modern living amongst period features, with the location a real bonus given its proximity to not only town centre amenities but also the mainline railway station. The accommodation comprises an entrance hallway, a bay window to the front in the sitting room, a dining room, snug/office/garden room a kitchen, double bedroom with dressing room, two further good size bedrooms and a bathroom. Outside, a good size garden including a shed.

LOCATION:

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station, just half a mile away, 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. Windsor Road links Osborne Road with Queens Avenue, just off Junction Road, close to Andover's town centre and is one of a number of residential roads built in an area known as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887.

OUTSIDE:

The property frontage comprises a low-maintenance front garden. Fully enclosed block paved with a wrought iron gate and path leading to front door with original tiles and canopy porch.

ENTRANCE HALLWAY:

Stairs to first floor and doors to:

LIVING ROOM:

Bay window to the front. Original Fireplace with hearth, currently housing a wood burning stove.

DINING ROOM:

Window to the side. Cupboard housing Gas metre and additional large storage cupboard under the stairs.

KITCHEN:

Window to the side and door and external door accessing the rear garden. A range of eye and base level cupboards and drawers with wooden work surfaces over. Inset white ceramic Belfast sink. Range cooker with gas hob, splashback and extractor over. Red metro tiled recess and partly tiled walls. Door to:

CLOAKROOM:

Window to the rear. Concealed cistern W/C, pedestal wash hand basin and walls and floor is fully tiled. Additional area for boots and coats.

SNUG/GARDEN ROOM:

French door to rear leading to garden.

LANDING:

Loft access is partly boarded with a ladder. Cupboard housing boiler, storage cupboard with shelving and doors to:

BEDROOM ONE:

Side and rear windows. Double room with dressing room area and shelving.

BEDROOM TWO:

Bay window to the front and fitted wardrobes either side of chimney breast.

BEDROOM THREE:

Window to the rear. A good size third bedroom with shelving.

BATHROOM:

Window to the front. Panelled bath with screen and shower over, vanity sink unit, heated towel radiator, mirrored cabinet and fully tiled walls and flooring.

REAR GARDEN:

Patio area adjacent to the kitchen and garden room. Steps leading down to an area of lawn with borders of mature plants & trees. To the end of the garden there is a shed and double gates which lead to Osbourne Road.

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.

