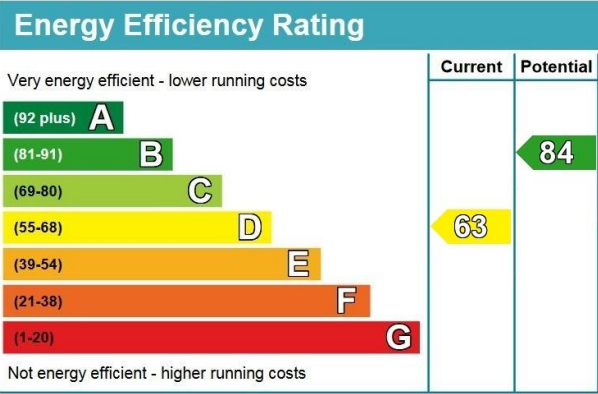


**Millway Road, SP10**  
Approximate Gross Internal Area = 85 sq m / 914 sq ft



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



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.



**Millway Road, Andover**      **Guide Price £280,000 Freehold**

- Hallway
- Dining Room
- 2 Bedrooms
- Driveway Parking
- Living Room
- Kitchen
- Bathroom
- Good Sized Garden

**DESCRIPTION:**

This older style semi-detached house is located in an established residential road close to local amenities and the railway station and offered for sale with no onward chain. The accommodation comprises hallway, living room with original fireplace, dining room with original cast iron bread oven, a contemporary kitchen, two bedrooms and a bathroom. To the front there is driveway parking whilst a particular feature of the property is the good sized rear garden.

**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:**

Front door with transom window into:

**HALLWAY:**

Stairs to first floor and door to:

**LIVING ROOM:**

Box bay window to front. Inset contemporary gas fire with recess shelving to both sides. Door to:

**DINING ROOM:**

Window to rear. Understairs storage cupboard and fitted banquette seating. Inset fireplace with original cast iron bread oven and glazed door to:

**KITCHEN:**

Dual aspect with a door to the garden. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and double oven below. Integral dishwasher, space and plumbing for washing machine and space for fridge/freezer.

**FIRST FLOOR LANDING:**

Window to side. Loft access and doors to:

**BEDROOM 1:**

Box bay window to front. Original feature fireplace and walk-in airing cupboard with wall mounted boiler.

**BEDROOM 2:**

Window to rear and original feature fireplace.

**BATHROOM:**

Window to rear. P shaped bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front of the property there is gravel parking with a path to the front door. Gated side access to:

**REAR GARDEN:**

Good sized patio adjacent to the property with a retaining wall and steps up to an area of lawn with raised beds and shrub borders.

**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.

