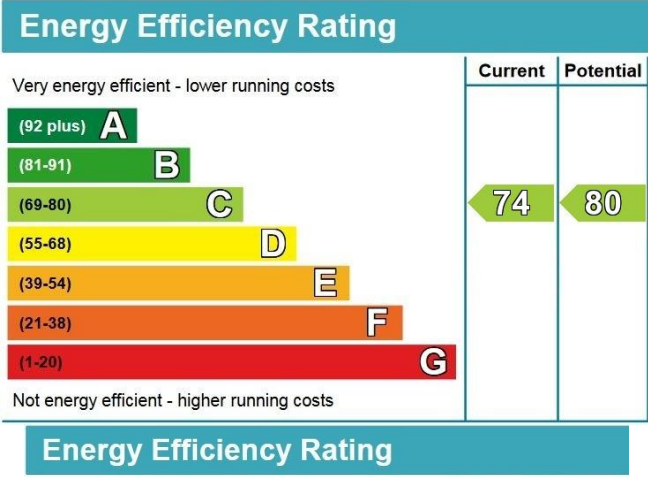


Vespasian Road, Andover

Guide Price £245,000 Freehold



- Sitting Room
 - 3 Bedrooms
 - Enclosed Garden
- Kitchen/Diner
 - Bathroom
 - Allocated Parking Space

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

Austin Hawk are pleased to offer this semi-detached house situated on the Roman Way development on the North side of town. The accommodation comprises entrance lobby, kitchen/dining room, sitting room with stairs to the first floor and French doors to the garden, three bedrooms and bathroom. Outside there is an enclosed garden to the rear with gated access to the allocated parking space.

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 into:

ENTRANCE LOBBY:

Door to:

KITCHEN/DINING ROOM:

Window to front. Range of eye and base level cupboards and drawers with inset sink and drainer. Free standing cooker with extractor over. Washing machine, dishwasher and fridge/freezer. Wall mounted boiler (new 2022) and open access to the DINING AREA with space for table and chairs and door to:

SITTING ROOM:

French doors to garden. Stairs to first floor with understairs cupboard.

FIRST FLOOR LANDING:

Loft access, airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboard.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front.

BATHROOM:

Window to side. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front of the property there is an area of lawn enclosed by fencing with a path to the front door.

REAR GARDEN:

Fully enclosed rear garden which is mainly laid to lawn with a small patio area adjacent to the house. Gated access to the front and a rear gate giving access to the allocated parking space.

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.

