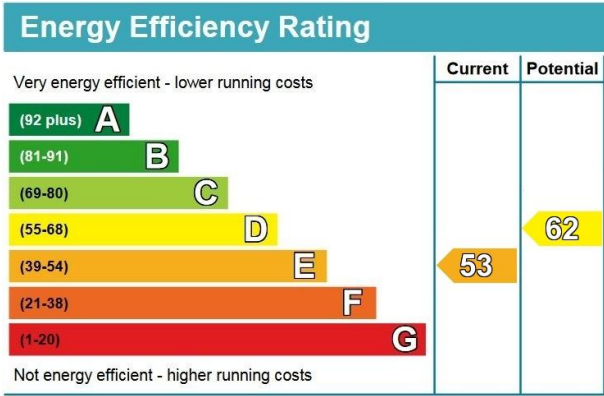




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



Vigo Road, Andover

Guide Price £240,000 Freehold

- Hallway
  - Kitchen
  - 2 Bedrooms
  - Driveway Parking
- Living/Dining Room
  - Covered Social Area
  - Shower Room
  - Good Sized Garden





**DESCRIPTION:**

This Edwardian terraced house is located in a popular residential area close to the town centre and local amenities including schools, Vigo Garden Nursery and a recreation park with tennis courts. The accommodation, which has planning permission for a ground floor WC and kitchen extension, comprises hallway, living/dining room with two fireplaces, a kitchen with access to a glazed, covered, dining/social area, two bedrooms and a re-fitted shower room. To the front there is driveway parking for two cars 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 into:

**HALLWAY:**

Stairs to first floor and door to:

**LIVING/DINING ROOM:**

Windows to front and rear. Fireplace with gas fire, further fireplace with wood burning stove, large understairs cupboard and door to:

**KITCHEN:**

Window to side. 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. Free standing cooker with extractor over. Space and plumbing for washing machine and space for fridge. Door to:

**UNDERCOVER AREA:**

Covered and enclosed area which is ideal for dining and socialising with power and access to the garden.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**BEDROOM 1:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to rear.

**SHOWER ROOM:**

Window to rear. Recently re-fitted with a double shower cubicle with rainfall shower, vanity cupboard with wash hand basin, WC, mirror cabinet and heated towel rail.

**OUTSIDE:**

To the front there is driveway parking for two cars and a log/bike store.

**REAR GARDEN:**

Patio adjacent to the house accessed from the covered area with steps leading down to an area of lawn with raised shrub beds, a rockery, mature tree and a path to the rear where there is an insulated shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas heating.

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.

