

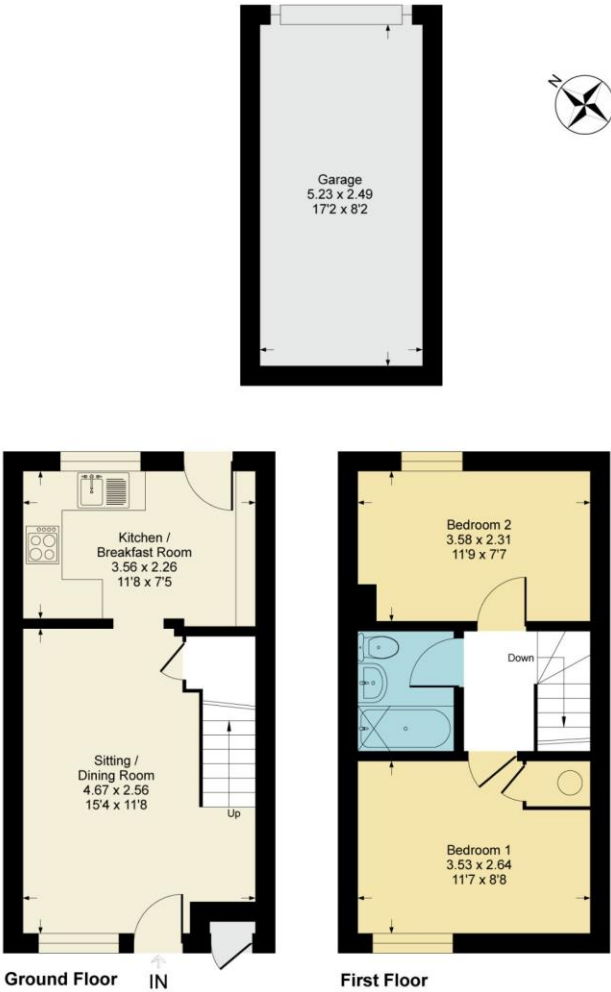


Martin Way, Andover

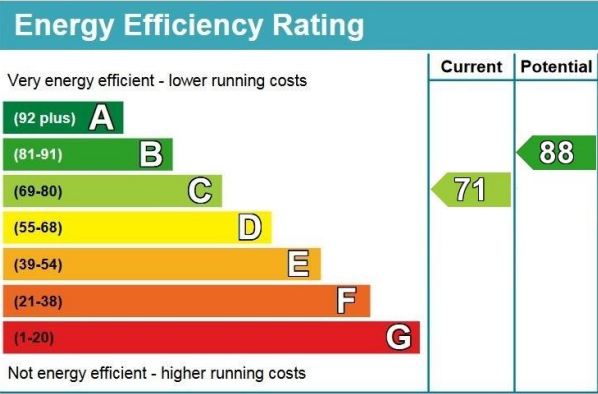
Guide Price £235,000 Freehold

- No Onward Chain
 - Kitchen/Breakfast Room
 - Bathroom
 - Low Maintenance Gardens
- Living/Dining Room
 - Two Double Bedrooms
 - Garage & Driveway Parking
 - Close to Local Amenities

Martin Way, SP10
Approximate Gross Internal Area = 50.8 sq m / 547 sq ft
Approximate Garage Internal Area = 13.1 sq m / 141 sq ft
Approximate Total Internal Area = 63.9 sq m / 688 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.



DESCRIPTION: Available to the property market with No Onward Chain, this two-bedroomed, terraced house offers potentially the ideal first step onto the property ladder. The property benefits from driveway parking to the front of a garage and a location with proximity to numerous amenities, including local schools. The accommodation comprises a sitting/dining room, a kitchen/breakfast room, two double bedrooms and a bathroom. Outside, there are low-maintenance gardens to both front and rear.

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. Martin Way is a quiet cul-de-sac located just to the north of Andover on the Swallowfields development, accessed via Smannell Road. The location is close to numerous out-of-town retail outlets and supermarkets with neighbouring Cricketers Way has a pharmacy, medical centre and a convenience store. There are also a number of local amenities, including Anton Lakes Nature Reserve, Finkley Down Farm Park, East Anton Sports Ground and Harmony Woods Nature Reserve, all just a short distance away. The location is close to two outlying villages. Enham Alamein is located just over a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

OUTSIDE: The property frontage includes a low-maintenance garden laid to lawn with mature shrubs and a path leading to the front door, which is under a pitched canopy porch. Alongside the front door is a built-in cupboard which houses utility meters and the consumer unit. The garage with driveway to the front is located to the left of the property, adjoining the garage of the next-door property. There are various communal parking options within the cul-de-sac, over and above the driveway parking.

SITTING/DINING ROOM: The front door opens into the sitting/dining room which has a front aspect. Stairs to the first floor. Door to a built-in, understairs storage cupboard. Radiators and door to:

KITCHEN/BREAKFAST ROOM: Window to the rear and an external door leading to the rear garden. A range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks including a separate, matching breakfast bar. Inset stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for a washing machine and space for a fridge freezer. Cupboard housing a wall-mounted gas boiler. Radiator.

FIRST FLOOR LANDING: Access to a boarded loft space. Doors to:

BEDROOM ONE: Double bedroom with a window to the front. Door to a built-in, overstairs airing cupboard with shelving, housing a hot water cylinder. Radiator.

BEDROOM TWO: Rear aspect double bedroom. Radiator.

BATHROOM: Fully tiled bath enclosure with a rainfall shower system over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

REAR GARDEN: Gravel hard standing adjacent to the rear of the property with then a path leading to gated access at the rear of the garden with access to additional communal parking. Grassed areas and mature shrubs on either side of the path. Garden shed.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

