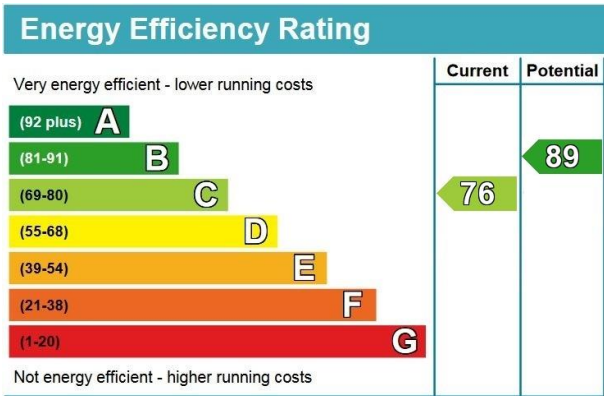


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Pilgrims Way, Andover

Guide Price £215,000 Freehold

- No Onward Chain

Hallway

Open Plan Kitchen/Dining Room

Three Bedrooms

Low-Maintenance Gardens

Entrance Porch

Cloakroom

Dual Aspect Living Room

Bathroom & WC

Close to Schools & Amenities





**DESCRIPTION:** Located in the heart of Pilgrims Way, an established residential development close to both Andover's town centre and numerous out-of-town amenities, this three-bedroomed terraced house would make a perfect first home or potential investment opportunity. The accommodation comprises an entrance porch, a hallway with excellent built-in storage, a cloakroom, an open-plan kitchen/dining room, a living room, three bedrooms, a bathroom and a separate WC. Outside, there are practical, low-maintenance gardens to both the front and the rear. The property is available with No Onward Chain.

**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. Pilgrims Way can be found just off Churchill Way, which is part of Andover's ring road and can be accessed from either side of neighbouring River Way. The development has proximity to local amenities, including schools catering for all age groups, various retail outlets and supermarkets with the benefit of open countryside and surrounding villages never very far away. Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away with Andover's town facilities along with the mainline railway station also nearby.

**OUTSIDE:** The property, located centrally within Pilgrims Way, is accessed via paths that link various communal parking areas. A low-maintenance front garden, laid to paved hardstanding with raised borders, is enclosed by a low-level picket fence. The front garden provides access to the front door of the property, leading into:

**ENTRANCE PORCH:** Window to one side. Space for cloaks and shoe storage. Gas meter. A second external part glazed door then leads into:

**HALLWAY:** Stairs to the first floor. Door to a built-in cupboard housing the consumer unit (newly installed in July 2025) and electric meter. Doors to two further built-in storage cupboards. Radiator. Door to:

**CLOAKROOM:** Window to the front. Close-coupled WC and a vanity hand wash basin with cupboard storage below.

**OPEN-PLAN KITCHEN/DINING ROOM:** The kitchen area has a front aspect within this open-plan space and includes a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless-steel sink and drainer, inset gas hob with an extractor over and an oven/grill below. Space and plumbing for a washing machine and a tumble dryer, space for a fridge/freezer. Open plan to the dining area which has a rear aspect with sliding patio doors providing access to the rear garden. Radiator and space for dining. Internal glazed door to:

**LIVING ROOM:** Good-sized, dual aspect living room with windows to both the front and the rear. Radiator.

**FIRST FLOOR LANDING:** Window to the front. Door to a built-in airing cupboard housing a hot water cylinder and shower pump. Door to a separate built-in cupboard housing a wall-mounted gas boiler. Loft access.

**BEDROOM ONE:** Double bedroom with a window to the rear. Radiator.

**BEDROOM TWO:** Rear aspect double bedroom. Two double doors to fitted wardrobe storage. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the rear. Radiator.

**BATHROOM & WC:** Window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Vanity hand wash basin with cupboard storage below. Radiator. Separate WC with a window to the front and a concealed cistern WC.

**REAR GARDEN:** Practical, low-maintenance rear garden with a patio adjacent to the rear of the property. Retaining sleepers and steps up to a decorative gravelled border and a raised decked seating area interspersed with mature flowers and shrubs. Brick 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.

