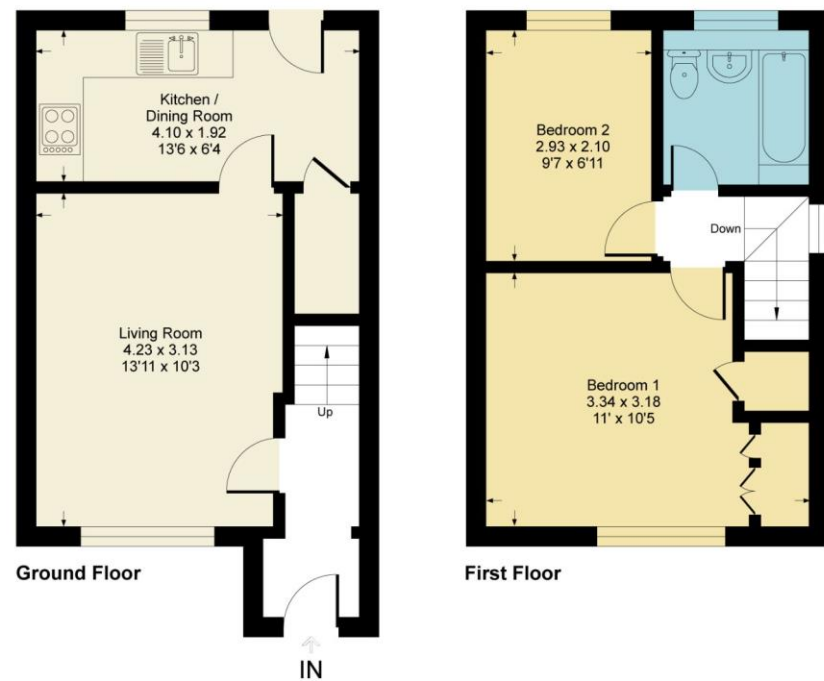
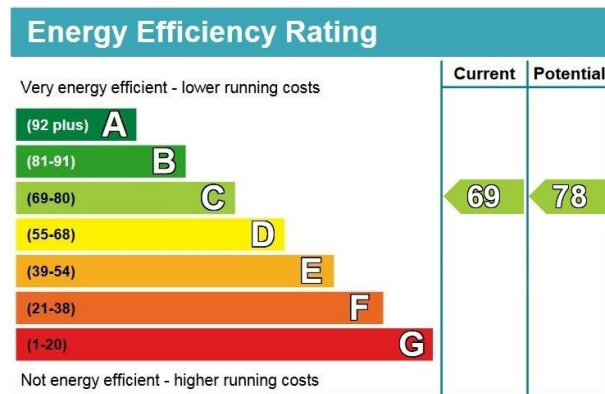


Leyton Way, SP10
Approximate Gross Internal Area = 53 sq m / 571 sq ft



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.



Leyton Way, Andover Guide Price £265,000 Freehold

- Hallway
- Kitchen/Breakfast Room
- Bathroom
- Enclosed Garden
- Living/Dining Room
- 2 Bedrooms
- Parking for 2 Cars
- No Onward Chain



DESCRIPTION:

Offered for sale with no onward chain, this end of terrace house is located on the popular Anna Fields within catchment for well regarded local schools and close to the popular Rooksbury Mill Nature Reserve. The accommodation comprises hallway, living/dining room, kitchen/breakfast room, two bedrooms and a bathroom. To the front there is off road parking for two cars whilst to the rear there is an enclosed garden on two levels with a shed.

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:

Window to front and door to:

KITCHEN/BREAKFAST ROOM:

Window and door to rear garden. 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. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler and understairs cupboard.

FIRST FLOOR LANDING:

Window to side and doors to:

BEDROOM 1:

Window to front. Fitted wardrobe cupboard, airing cupboard with hot water tank and loft access.

BEDROOM 2:

Window to rear with far reaching views.

BATHROOM:

Window to rear. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:

To the front there is driveway parking for two cars and steps down to the front door.

REAR GARDEN:

Area of lawn adjacent to the house with shrub borders. Steps lead down to a further area of lawn with a shed and rear access gate.

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.

