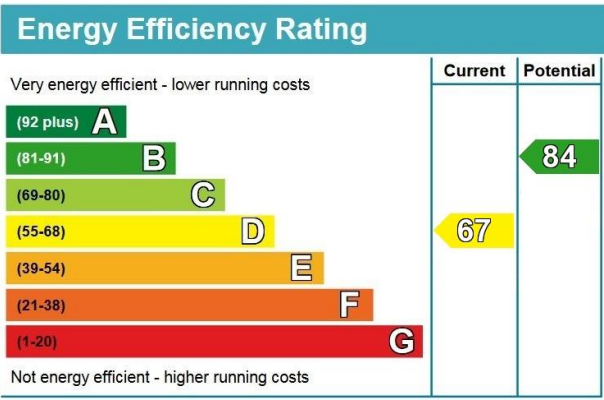


Vigo Road, SP10  
Approximate Gross Internal Area = 71.7 sq m / 772 sq ft



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.



Vigo Road, Andover      Guide Price £260,000 Freehold

- No Onward Chain
- Living Room
- Kitchen
- Two Double Bedrooms
- Gardens & Off-Street Parking
- Entrance Lobby
- Dining Room
- Cloakroom
- Bathroom
- Close to Schools & Amenities





A charming two-double bedroomed, end-of-terrace house with an excellent location close to schools catering for all age groups, open green space and town centre facilities. The property further benefits from comprehensive renovation in recent years by the current owner and maintains a perfect balance of modern living alongside character charm. Potentially the perfect first property purchase, the accommodation comprises an entrance lobby, a cosy living room with a wood burning stove, a dining room, a light and airy kitchen, a cloakroom, two double bedrooms and a bathroom. Outside to the front is a mature front garden with, to the rear, a larger, practical garden which includes gated off-street parking. The property is available with No Onward Chain.

The property fronts onto Vigo Road with a stepped path leading to the front door through a small front garden, raised with retaining walls. A brick pillar at one end of the retaining garden wall houses a Royal Mail post box. The terrace end that the property actually is has a side aspect onto St John's Road, where access to the rear garden and off-street parking is located. The rear garden is practical and attractive with a lawn and mature border, plus a patio seating area and garden shed. The front door with a transom window above leads into a small entrance lobby with clay-tiled flooring from which a door opens into the front aspect living room with a sash-style window. A wood-burning stove is inset within an original open fireplace, complete with exposed brickwork, solid wood mantle and set on a tiled hearth. A high-level wall-mounted cupboard houses both the electric meter and a modern consumer unit. An internal door leads from the living room into the dining room with stairs leading to the first floor and a sash-style window to the rear. The dining room is of good size and includes access to the cloakroom and a generous understairs storage cupboard. A part-glazed internal door then leads to the kitchen at the rear of the ground floor and includes a range of eye and base level cupboards and drawers, ceramic sink and drainer, ceramic hob with glass splashback, extractor over and oven/grill below. There is also space and plumbing for a washing machine and a dishwasher, plus space for a fridge freezer. The rear garden can be accessed via an external door from the kitchen. The first floor provides a master bedroom with a sash-style window to the front, exposed timber flooring and an original open fire recess with a slate tiled hearth. A built-in cupboard houses a gas combi boiler, with a feature of the master bedroom certainly being an attractive exposed brick chimney breast. The second bedroom, also a double, has a sash-style window to the rear and a unique, eye-level wardrobe recess complete with hanging rail. The bathroom has a window to the rear and includes modern bath wall panels, a panelled bath with a rainfall shower over, a close-coupled WC, vanity hand wash basin and a heated towel rail.

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. Located centrally within Andover, Vigo Road links London Road with East Street/New Street with the property located at Vigo Road's south-western end, at the junction with St John's Road. The property is close to schools catering for all age groups, along with the location having excellent proximity to both Andover's town centre amenities along with "out-of-town" supermarkets and retail outlets. There is also good access to open countryside, with the nearby historic Ladies Walk giving footpath access to Harewood Forest and the Test Valley beyond, including nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

