

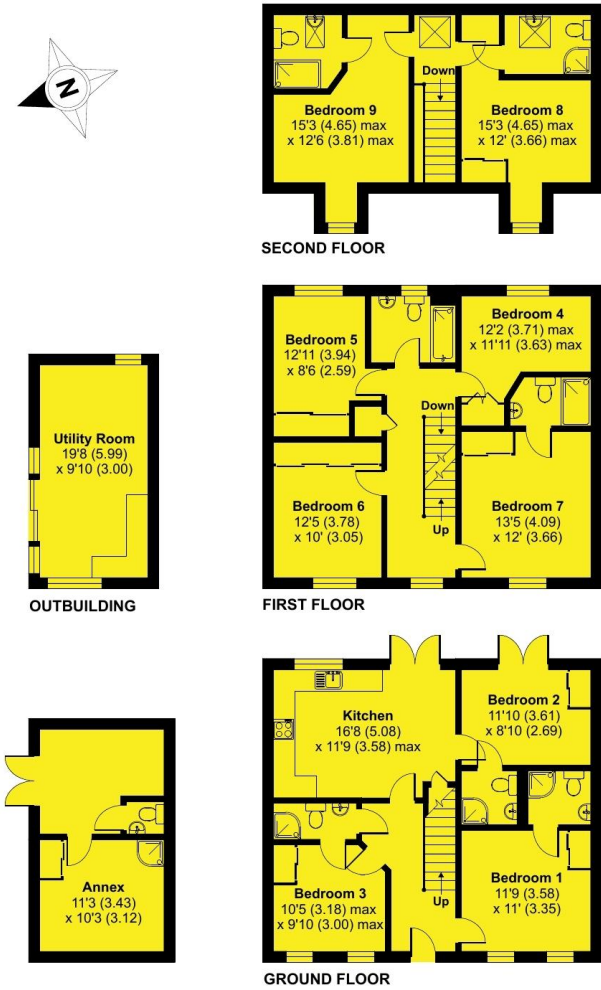


Mustard Way, Andover

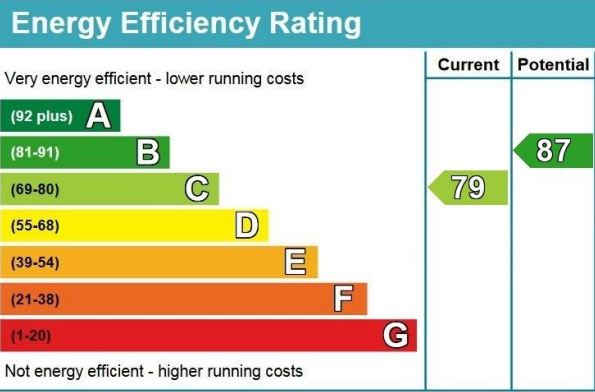
Guide Price £565,000 Freehold

Mustard Way, Andover, SP11

Approximate Area = 2000 sq ft / 185.8 sq m
Outbuilding = 196 sq ft / 18.2 sq m
Annex = 235 sq ft / 21.8 sq m
Total = 2431 sq ft / 225.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Austin Hawk Ltd. REF: 903988



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.

- Investment Opportunity
 - Kitchen Dining Room
 - Summerhouse
 - 6 Ensuite Bedrooms
 - Parking
- Substantial Family Home
 - Family Bathroom
 - Annexe
 - 3 Further Bedrooms
 - Rear Garden



Tucked away in an almost hidden cul-de-sac on the popular Augusta Park development, this substantial modern detached property could be the ideal family home. The property has been converted internally by the current owner, specifically for multiple rental income and is now available to acquire in one of two guises. Firstly, in its current configuration with tenants potentially in situ or alternatively, as a six bedroomed family residence. The current owner would be prepared to convert the ground floor back to its original configuration to include an open plan lounge/dining room therefore, lending the property perfectly to be that family home.

In its current configuration, the extensive accommodation comprises nine separate internal rooms each with personal access, fire doors and fire alarms. Six rooms have ensuite shower facilities whilst three first floor rooms share access to the adjacent original family bathroom. There is currently a licence for six separate tenants with certain tenants renting more than one room. This theme could be continued and developed with spare rooms becoming additional communal rooms or home office space for tenants. Alternatively, current spare rooms to rent to additional tenants could be included subject to planning consent.

There is a good-sized kitchen dining room which includes extensive cupboards and drawers with work-surfaces over and an inset five burner induction hob along with a built-in eye level double oven. There is an integral dishwasher, fridge freezer and wine cooler plus space and plumbing for a washing machine. French doors lead to the rear of the property with the rear garden which has an extensive patio area bordered with slate shingle borders and decorative shrubs. There are decked steps up to a fully insulated Summerhouse with power which is currently utilized as a utility room with space and plumbing for a washing machine and tumble drier. To the side of the property is the original garage which has been converted into an annexe with double bedroom space, WC, shower and kitchenette incorporating dining space.

There is parking for up to five vehicles at the front of the property. The property is Freehold with mains water, drainage, electricity and gas connected. Gas fired 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.

