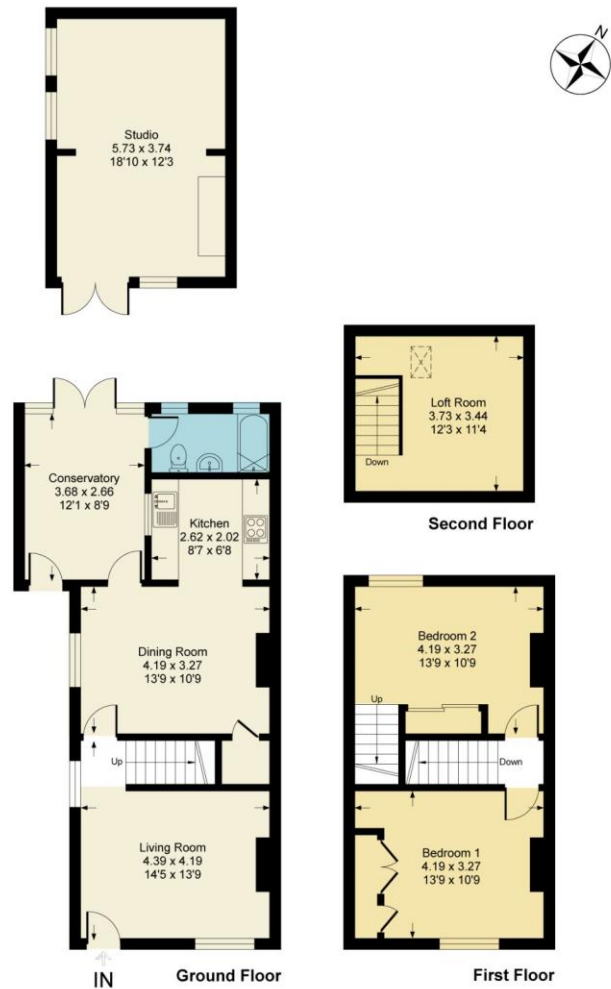
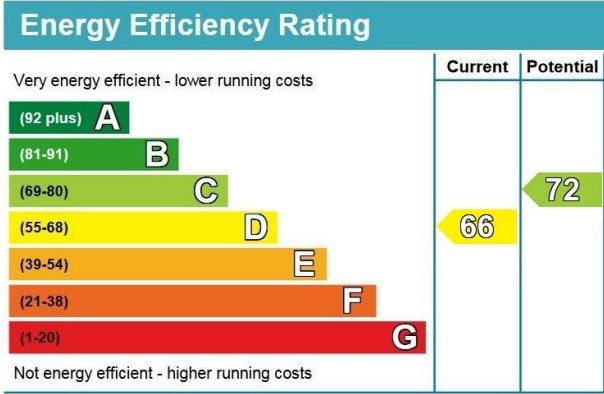


**Vigo Road, SP10**  
Approximate Gross Internal Area = 98.8 sq m / 1064 sq ft  
Approximate Outbuilding Internal Area = 21.4 sq m / 231 sq ft  
Approximate Total Internal Area = 120.2 sq m / 1295 sq ft



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 £280,000 Freehold**

- Sitting Room
  - Kitchen
  - Bathroom
  - Loft Room
  - Large Garden
- Dining Room
  - Conservatory
  - 2 Double Bedrooms
  - Driveway Parking
  - Studio





**DESCRIPTION:**

This older style, semi-detached, house is located on an established residential road within walking distance of the town centre and local amenities. The accommodation offers scope for improvement, but benefits from some original features, and comprises a living room, dining room with open plan aspect to a kitchen, a conservatory with French doors to the garden, a ground floor bathroom, two first floor double bedrooms and a second floor loft room. To the front there is driveway parking for two cars whilst a particular feature of the property is the good sized garden with a studio to the rear which is fully insulated with power and light.

**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:

**LIVING ROOM:**

Window to front. Feature brick fireplace with wood burning stove and door to:

**INNER LOBBY:**

Window to side. Stairs to first floor and door to:

**DINING ROOM:**

Window to side. Feature brick inglenook fireplace with wood burning stove, understairs cupboard and open access to:

**KITCHEN:**

Window to side. Currently under improvement with a range of cupboards with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and double oven below. Space and plumbing for washing machine and dishwasher.

**CONSERVATORY:**

French doors to garden, door to front and door to:

**BATHROOM:**

Windows to rear. Modern suite comprising bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

**FIRST FLOOR LANDING:**

Doors to:

**BEDROOM 1:**

Window to front and range of fitted wardrobe cupboards.

**BEDROOM 2:**

Sash style window to rear. Stairs to second floor and fitted wardrobe cupboard.

**SECOND FLOOR LOFT ROOM:**

Velux windows to rear with far reaching views and eaves storage.

**OUTSIDE:**

To the front there is driveway parking for two cars.

**REAR GARDEN:**

Good sized patio area adjacent to the house with a picket fence and gated steps down to an area of lawn with mature shrub borders and trees. To the rear there is a fully insulated **STUDIO** with windows to front and side, power and light.

**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.

