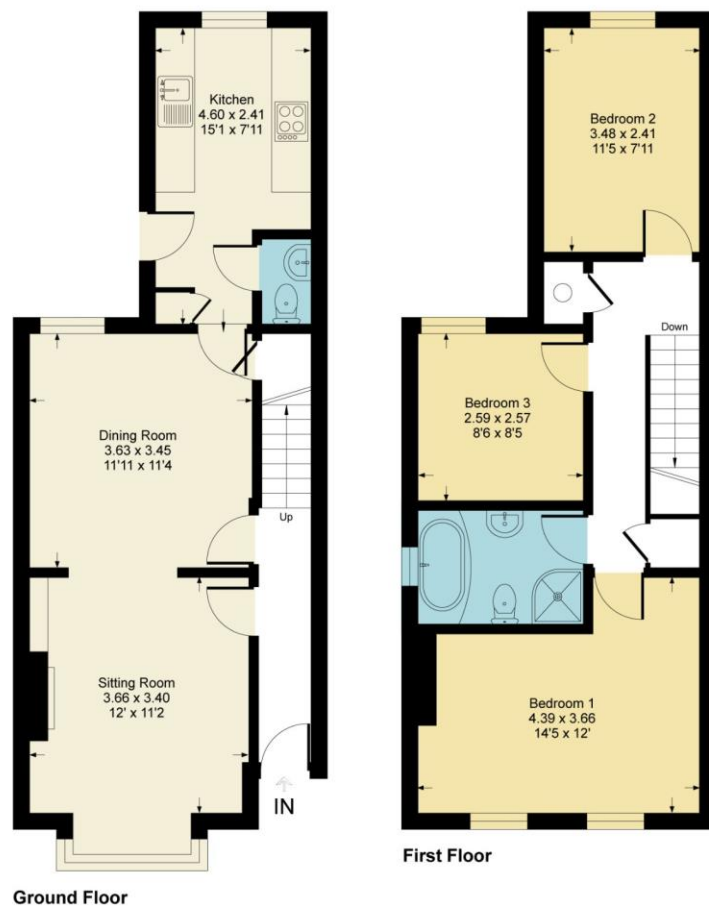
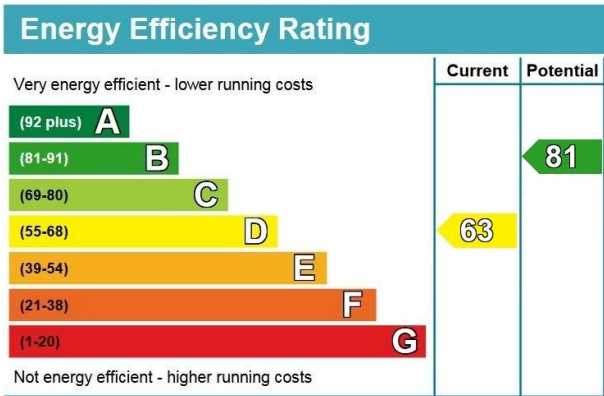


# Old Winton Road, SP10

Approximate Gross Internal Area = 88.8 sq m / 956 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.



Old Winton Road, Andover      Guide Price £345,000 Freehold

- Hallway
- Dining Room
- Cloakroom
- Bathroom
- Attractive Garden
- Sitting Room
- Kitchen
- 3 Bedrooms
- Off Road Parking
- Stunning Views



**DESCRIPTION:**  
This charming semi-detached house is located in an established residential road within walking distance of the town centre and close to the popular Ladies Walk. The well presented accommodation comprises hallway, sitting room with an open fireplace, dining room, kitchen, cloakroom, three bedrooms and a four piece bathroom. To the front there is off road parking and gated access to the attractive rear garden which benefits from an outlook to the rear over the golf course.

**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:**  
Open porch with front door into:

**HALLWAY:**  
Stairs to first floor and doors to:

**SITTING ROOM:**  
Bay window to front with plantation blinds. Feature open fireplace with cupboards to both sides and open access to:

**DINING ROOM:**  
Window to rear. Understairs cupboard and door to:

**KITCHEN:**  
Window to rear and side door to 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 and dishwasher, space for fridge/freezer and cupboard with wall mounted boiler. Door to:

**CLOAKROOM:**  
WC and wash hand basin.

**FIRST FLOOR LANDING:**  
Airing cupboard with hot water tank and shelving, access via a ladder to the part boarded loft, further storage cupboard and doors to:

**BEDROOM 1:**  
Windows to front with fitted blinds.

**BEDROOM 2:**  
Window to rear with lovely views over the golf course.

**BEDROOM 3:**  
Window to rear with lovely views over the golf course.

**BATHROOM:**  
Window to side. Panelled bath with shower attachment, shower cubicle, wash hand basin, WC and heated towel rail.

**OUTSIDE:**  
To the front there is a block paved driveway offering parking and steps down to the front door. A gate to the side leads to:

**REAR GARDEN:**  
The rear garden is a particular feature of the property with a raised seating area adjacent to the house enjoying views over the golf course. Steps lead down to an area of lawn and a decked seating area to the rear.

**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.

