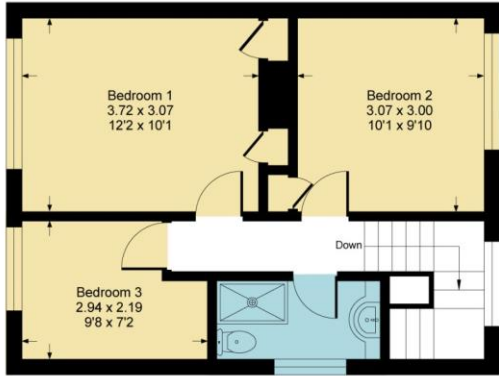
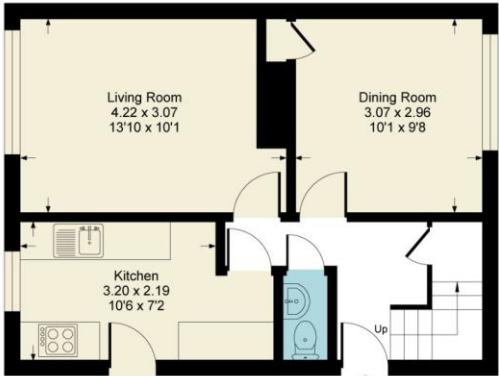
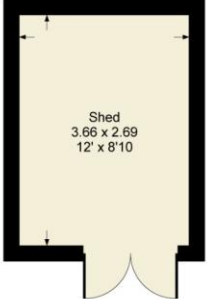


Meadow Way, SP10
Approximate Gross Internal Area = 79.3 sq m / 854 sq ft
Approximate Outbuilding Internal Area = 9.8 sq m / 106 sq ft
Approximate Total Internal Area = 89.1 sq m / 960 sq ft



First Floor



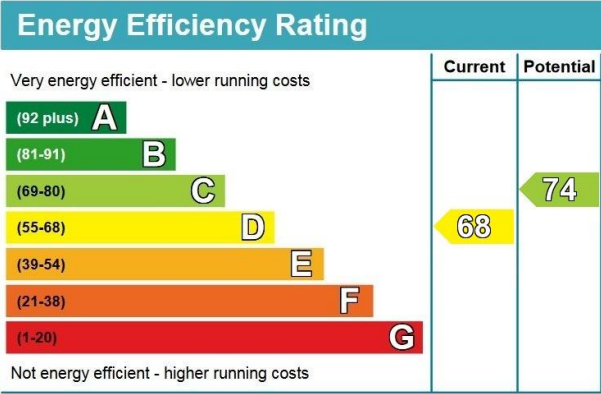
Ground Floor

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



Meadow Way, Andover

Guide Price £299,950 Freehold



- Hallway
 - Living Room
 - Kitchen
 - Shower Room
 - Wrap Around Garden
- Cloakroom
 - Dining Room
 - 3 Bedrooms
 - Generous Driveway
 - No Onward Chain

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.



DESCRIPTION: Offered for sale with No Onward Chain, this semi-detached house occupies a corner plot in an established residential area within walking distance of local shops and schools catering for all age groups. The accommodation comprises a hallway, cloakroom, living room, separate dining room, kitchen, three bedrooms and a shower room. To the front, there is driveway parking and a garden extending to two sides of the property with a covered seating area to the front and 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, as well as numerous nearby notable tourist attractions. The mainline railway station, just three quarters of a mile away, 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. The property itself can be found on Meadow Way, just off Weyhill Road, with the location close to many local amenities, including convenience stores, various fast-food outlets, public houses, a supermarket, a petrol station, a country store and a renowned family-run bakery and an award-winning fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: WC and wash hand basin.

LIVING ROOM: Window to side and inset gas fire.

DINING ROOM: Window to side and storage cupboard.

KITCHEN: Window to side and door to front garden seating area. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Free standing cooker with double oven, washing machine, dishwasher and tumble dryer. Wall mounted boiler.

FIRST FLOOR LANDING: Window to side. Loft access and doors to:

BEDROOM 1: Window to side and fitted storage cupboards.

BEDROOM 2: Window to side and fitted cupboard.

BEDROOM 3: Window to side.

SHOWER ROOM: Window to front. Shower cubicle, vanity cupboards with wash hand basin, WC and further eye level vanity cupboards.

OUTSIDE: To the front there is a gated driveway offering generous parking and a shed. There is a covered seating area to the front whilst the remainder extends to two sides of the property and is laid to lawn with mature plants and shrubs.

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.

