

**Hadrian Road, SP10**  
Approximate Gross Internal Area = 82.7 sq m / 891 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



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**Hadrian Road, Andover**

**Guide Price £200,000 Freehold**

- Porch & Lobby
- Dining Room
- Conservatory
- Bathroom
- Communal Parking
- Living Room
- Kitchen
- 2 Bedrooms
- Enclosed Garden
- No Onward Chain

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**DESCRIPTION:**  
Offered for sale with no onward chain, this terraced house is located on the northern edge of the town close to local schools and further amenities. The accommodation offers scope for improvement and comprises entrance porch and lobby, living room with stairs to the first floor, a dining room, kitchen and conservatory, whilst to the first floor there are two bedrooms and a bathroom. Outside there is a low maintenance garden which is mainly paved with rear access to the communal parking area.

**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:**  
Entrance porch with windows to three sides and door into **ENTRANCE LOBBY** with door to:

**LIVING ROOM:**  
Windows to front. Generous sized room with stairs to first floor and walk-in understairs cupboard. Folding doors to:

**DINING ROOM:**  
Window to rear.

**KITCHEN:**  
Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker, space for fridge/freezer, space and plumbing for washing machine. Glazed door to:

**CONSERVATORY:**  
Glazed door to garden and tiled floor.

**FIRST FLOOR LANDING:**  
Window to front. Airing cupboard with hot water tank and further cupboard with gas boiler. Doors to:

**BEDROOM 1:**  
Dormer window to front. Fitted wardrobe cupboards, further cupboards and loft access.

**BEDROOM 2:**  
Velux windows to rear. Doors to extensive eaves storage.

**BATHROOM:**  
Window to front. Panelled bath with shower attachment, wash hand basin and WC.

**OUTSIDE:**  
To the front there are shrubs and a gated path to the front door.

**REAR GARDEN:**  
The rear garden is mainly paved on two levels with raised flower and shrub borders. A gate to the rear leads to the communal parking.

**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.

