

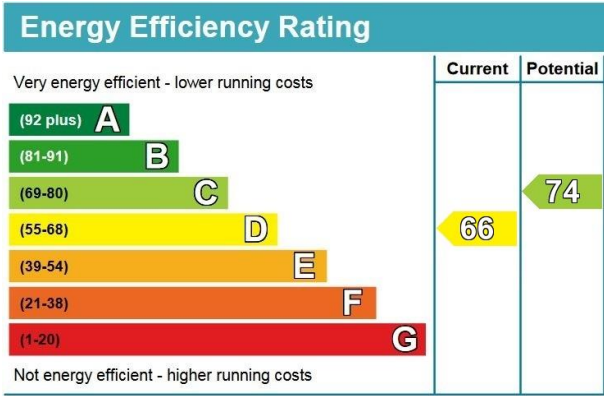
Hadrian Road, SP10
Approximate Gross Internal Area = 82.7 sq m / 891 sq ft



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



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

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 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 an entrance porch and lobby, a living room with stairs to the first floor, a dining room, a kitchen and a conservatory. The first floor provides 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. Hadrian Road can be found on the Roman Way development off Roman Way itself. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away, along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages. Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

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 the first floor and a walk-in understairs cupboard. Folding doors to:

DINING ROOM: Window to rear.

KITCHEN: A range of eye and base level cupboards and drawers with work surfaces over and an inset stainless-steel sink with drainer. Space for a freestanding cooker, space for a fridge/freezer, space and plumbing for a 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 a 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.

