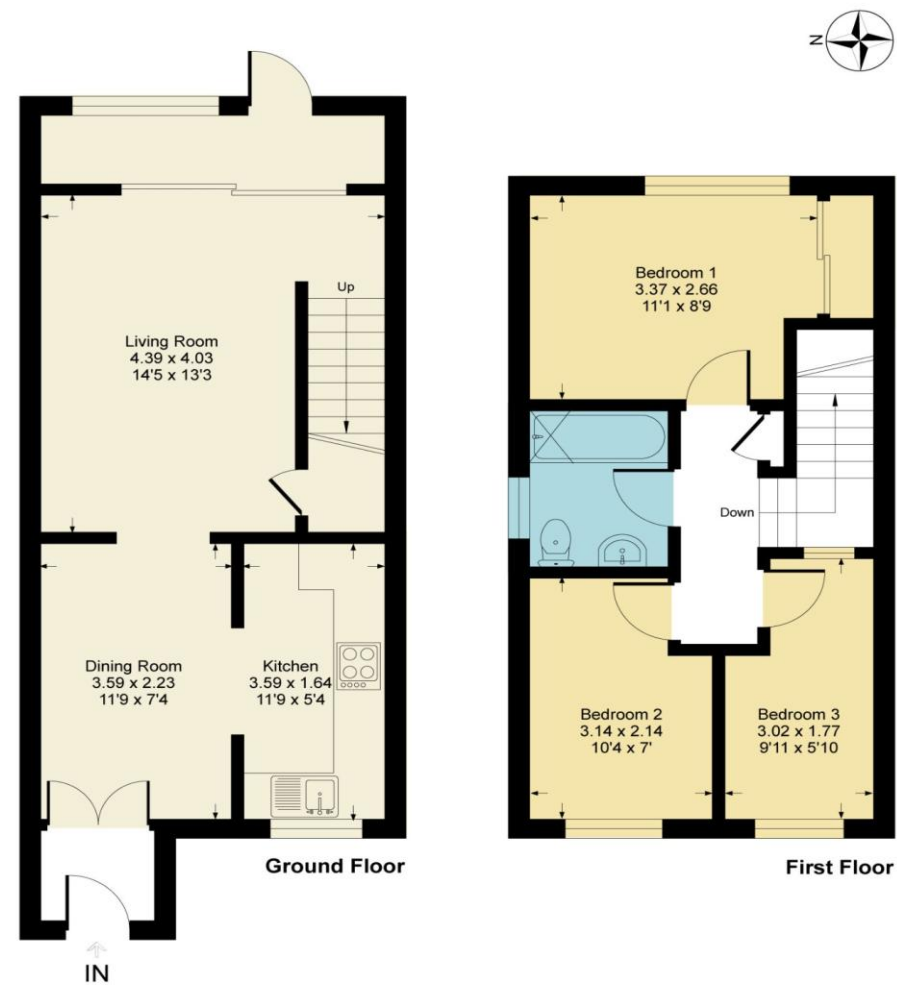
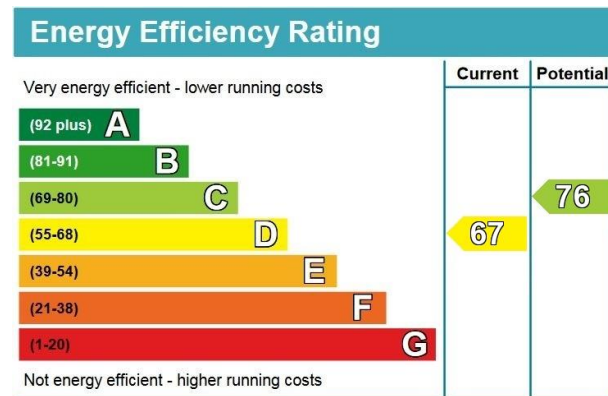


Trajan Walk, SP10
Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



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.



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.



Trajan Walk, Andover Guide Price £250,000 Freehold

- Entrance Porch
- Kitchen
- Rear Porch
- Bathroom
- 2 Parking Spaces
- Dining Room
- Living Room
- 3 Bedrooms
- Attractive Gardens
- No Onward Chain



DESCRIPTION:

Offered for sale with no onward chain, this semi-detached house is located on the north side of the town with easy access to a shop, schools and parks. The accommodation comprises entrance porch with double doors into a dining room with open access into a kitchen. A good sized living room has patio doors into a rear porch and stairs to the first floor where there are three bedrooms and a bathroom. To the front there is a pretty garden which is enclosed by picket fencing with a gated path to the front door whilst the low maintenance rear garden benefits from a shed, raised planters and gated access to two parking spaces.

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 ENTRANCE PORCH with double doors to:

DINING ROOM:

Open access to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob with extractor over and eye level double oven. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and wall mounted boiler.

LIVING ROOM:

Patio doors to REAR PORCH with a window and door to the rear garden. Stairs to first floor with understairs cupboard.

FIRST FLOOR LANDING:

Access to partially boarded loft and airing cupboard with hot water tank. Doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboard.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front.

BATHROOM:

Window to side. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a pretty garden with a lawn, shrub borders and a gated path to the front door. A gate leads to:

REAR GARDEN:

Fully enclosed and low maintenance garden with a patio area adjacent to the house. The remainder is paved with areas of artificial lawn, raised planters and a shed. A gate to the rear leads to TWO PARKING SPACES located directly behind the garden.

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.

