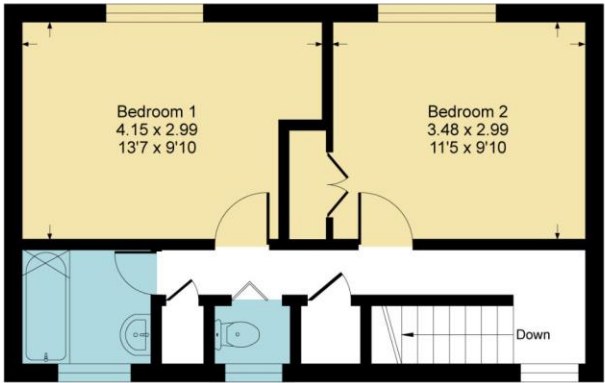
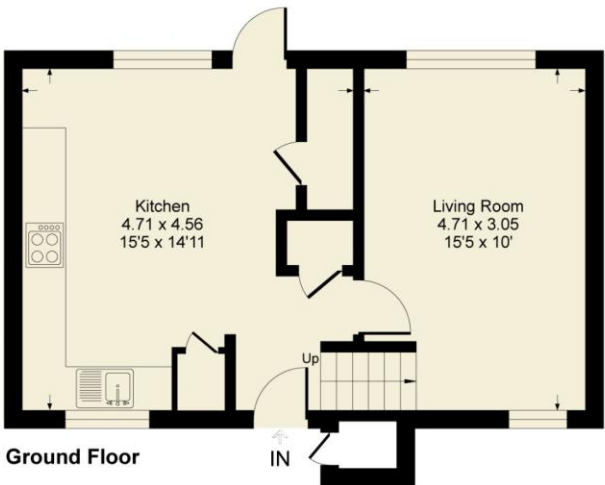


Pilgrims Way, SP10

Approximate Gross Internal Area = 73.7 sq m / 794 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

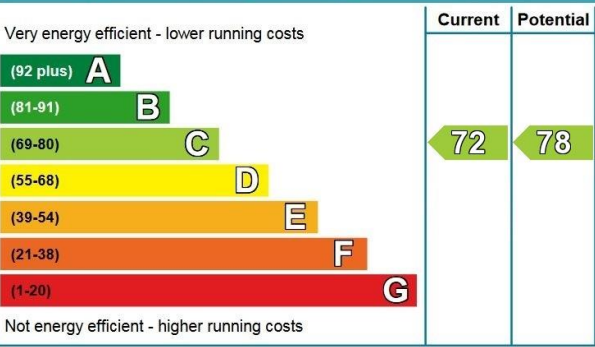


Pilgrims Way, Andover

Guide Price £220,000 Freehold



Energy Efficiency Rating



- Open Plan Kitchen/Dining Room
 - Two Double Bedrooms
 - Low Maintenance Rear Garden
- Living Room
 - Bathroom & WC
 - Close to Schools & Amenities

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.

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DESCRIPTION: Located on the edge of Pilgrims Way, bordering an expanse of open green space, this two-double-bedroomed end of terrace house has a location close to both Andover's town centre and numerous out-of-town amenities. The accommodation comprises an entrance with an open-plan flow into a good-sized, light and airy kitchen/dining room, a living room, two double bedrooms, a bathroom and a separate WC. Outside, there is a practical, low-maintenance garden to the rear.

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. Pilgrims Way can be found just off Churchill Way, which is part of Andover's ring road and can be accessed from either side of neighbouring River Way. The development has proximity to local amenities, including schools catering for all age groups, various retail outlets and supermarkets with the benefit of open countryside and surrounding villages never very far away. Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away with Andover's town facilities along with the mainline railway station also nearby.

OUTSIDE: The property, located on the northern edge of Pilgrims Way, is accessed via paths that link various communal parking areas. A low-maintenance front garden, laid to lawn, is enclosed by a low-level picket fence. A path leads to the front door, under a pitched, covered porch with access also to an adjoining brick store.

OPEN-PLAN KITCHEN/DINING ROOM: The front door opens into an entrance lobby with stairs to the first floor and a door to a built-in storage cupboard. Open-plan flow into a light and airy, good-sized, open-plan kitchen/dining room with windows to both the front and the rear and an external door providing access to the rear garden. Door to a built-in storage cupboard housing the electric meter and the consumer unit. Door to a built-in, walk-in storage cupboard. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and matching upstands. Inset stainless steel sink and drainer, freestanding electric cooker, washing machine and fridge freezer. Space for dining. Radiators.

LIVING ROOM: Dual aspect living room with windows to both the front and the rear. Radiator.

LANDING: Full height window to the front. Double doors to a built-in airing cupboard housing a wall mounted gas combi boiler. Double doors to a built-in storage cupboard. Loft access. Doors to:

BEDROOM ONE: Good-sized double bedroom with a window to the rear. Recess for wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard. Radiator.

BATHROOM: Window to the front. Fully tiled walls. Panelled bath with a rainfall shower system over. Pedestal hand wash basin and a heated towel rail.

WC: Separate WC with a window the front. Close-coupled WC and a radiator.

REAR GARDEN: Practical, low-maintenance garden with a patio adjacent to the rear of the property and a path leading to gated rear access. The remainder of the garden is laid to lawn, all enclosed by closeboard fencing. External power socket.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

