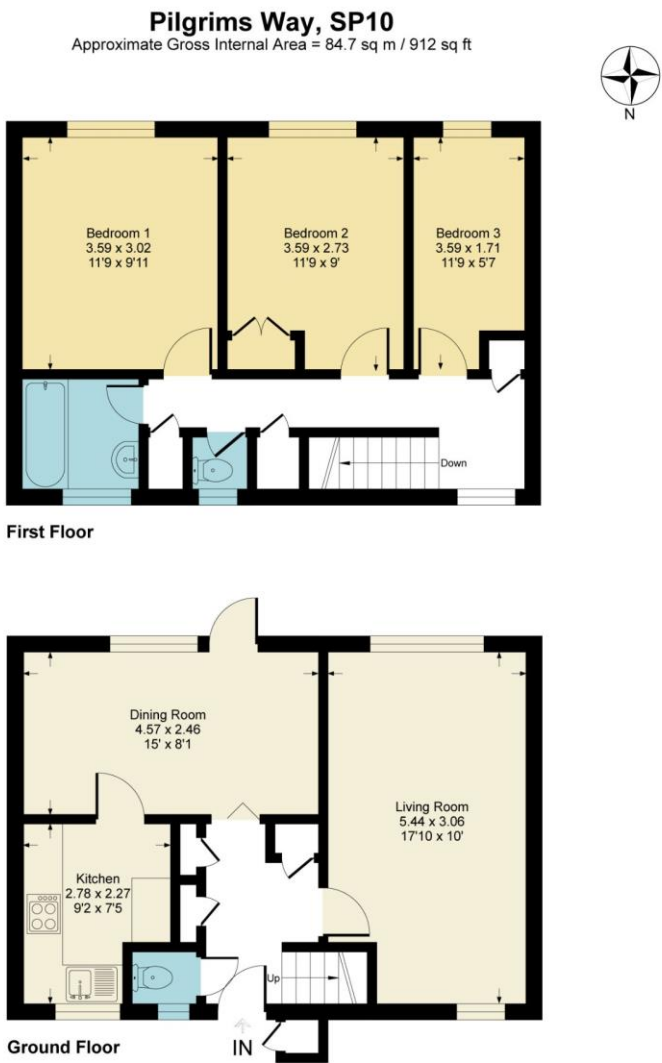


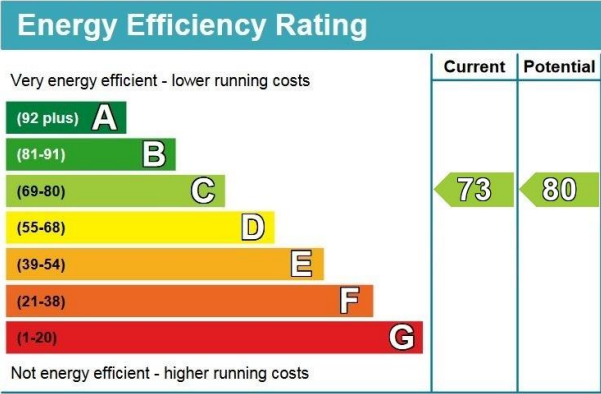


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms 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



- No Onward Chain
 - Living Room
 - Cloakroom
 - Three Bedrooms
 - Low-Maintenance Gardens
- Hallway
 - Dining Room
 - Kitchen
 - Bathroom & WC
 - Close to 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.



DESCRIPTION: Located near the edge of Pilgrims Way, an established residential development close to both Andover's town centre and numerous out-of-town amenities, this three-bedroomed terraced house would make a perfect first home or potential investment opportunity. The accommodation comprises a hallway with excellent built-in storage, a cloakroom, a kitchen, a dining room, a dual-aspect living room, three bedrooms, a bathroom and a separate WC. Outside, there are practical, low-maintenance gardens to both the front and the rear. The property is available with No Onward Chain.

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 western edge of Pilgrims Way, is accessed via paths that link various communal parking areas with one parking area directly to the front of the property. A low-maintenance front garden, laid to a mix of lawn and slate-shingle hardstanding, is enclosed by a low-level picket fence. The front garden provides access to the front door of the property, under a pitched, canopy porch with, alongside, a door providing access to an adjoining brick storeroom.

HALLWAY: Stairs to the first floor. Door to a built-in storage cupboard, door to a separate built-in shelved storage cupboard and door to a built-in meter cupboard housing the consumer unit and electric meter.

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

DINING ROOM: Window and an external door to the rear, accessing the rear garden. Space for dining. Radiator. Door to:

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine and space for a fridge/freezer.

FIRST FLOOR LANDING: Full height window to the front. Door to a built-in storage cupboard, door to a built-in boiler cupboard housing a wall-mounted gas boiler. Door to a separate built-in airing cupboard housing a hot water cylinder and WC cistern. Doors to:

BEDROOM ONE: Double bedroom with a window to the rear. Radiator.

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

BEDROOM THREE: Rear aspect single bedroom. Radiator. Currently used as an office.

BATHROOM: Window to the front. Fully tiled walls. Panelled bath with an electric shower over, hand wash basin and radiator.

WC: Separate WC with a window to the front. Concealed cistern WC.

REAR GARDEN: Practical, low-maintenance south-facing rear garden with an L-shaped patio adjacent to the rear of the property. Retaining low-level brick walls and steps up to gated rear access to pathways leading through Pilgrims Way and open greenspace directly behind the property. Separate steps up to an area of mixed natural and artificial lawn with the retaining wall forming raised planters, all enclosed by panel fencing.

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.

