

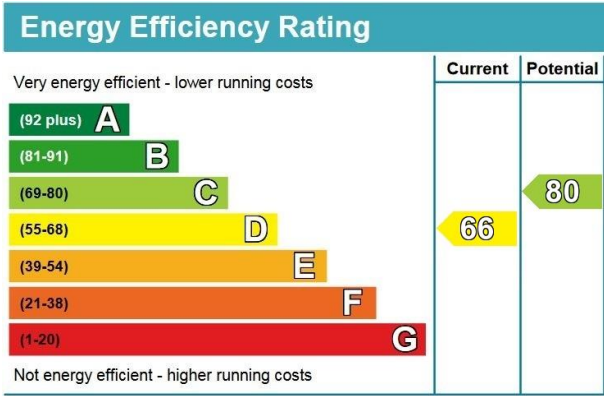
Acre Path, SP10
Approximate Gross Internal Area = 84 sq m / 909 sq ft



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



Acre Path, Andover Guide Price £299,950



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.

- No Onward Chain
 - Living Room
 - Utility Room
 - Three Double Bedrooms
 - Close to Schools
- Entrance Porch
 - Open Plan Kitchen/Dining Room
 - Ground Floor Bathroom
 - Low Maintenance Rear Garden
 - Proximity to Numerous Amenities



Available to the property market with No Onward Chain, this extended, three-double-bedroomed, semi-detached house has the potential to be the perfect first family home. The property benefits from an excellent location with its proximity to schools and amenities along with Andover's town centre. The accommodation comprises an entrance porch, a living room, an open-plan kitchen/dining room, a utility room, a ground floor bathroom and three double bedrooms. Outside to the rear is a good-sized, low-maintenance rear garden.

The property has a small front garden laid to low-maintenance pea shingle with, to one side, a gated path that provides access into the rear garden. The front door opens into a useful entrance porch with a timber part glazed external door, then leading into a small entrance lobby with stairs up to the first floor and access into the living room. The living room is of good size and has a window to the front plus a built-in, understairs storage cupboard which also houses the gas boiler. The open-plan kitchen/dining room is to the rear of the living room and benefits from the ground floor of the property being extended. The kitchen itself has a rear aspect with also an external door accessing the rear garden and includes a range of eye and base level cupboards and drawers with worksurfaces over with matching upstands with the worksurface extending to a peninsular. There is an inset electric hob with a stainless steel splashback, extractor hood and an oven/grill below, as well as space for a dishwasher. Off the dining room is the utility room with worksurfaces and matching upstands over base level cupboards and space and plumbing for further appliances. The bathroom is located to the rear of the utility room. The first floor provides three double bedrooms, the largest with a front aspect and double doors to built-in wardrobe storage.

Acre Path is a quiet no-through road located just off Recreation Road which links Vigo Road to Eastfield Road. The property is a few metres away from Vigo Recreation Park with Andover's town centre amenities almost on the doorstep. Andover College, The Lights theatre, Odeon Cinema, and Leisure Centre are all a short distance away, as are schools catering for all age groups. The mainline railway station is just three-quarters of a mile away and 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. Open countryside is never far away from Andover with outlying villages to explore in all directions, including the Test Valley and the small town of Stockbridge beyond. Stockbridge straddles the River Test which flows through its high street and offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

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.

