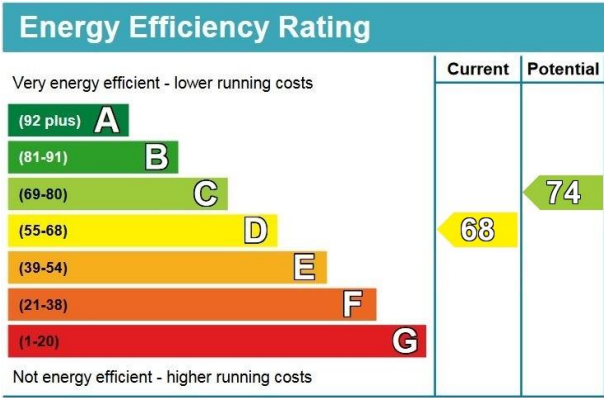




Belle Vue Road, Andover

Guide Price £339,950 Freehold



- Entrance Porch
 - Sitting Room
 - Kitchen/Diner
 - 3 Double Bedrooms
 - Off Road Parking
- Hallway
 - Cloakroom
 - Study/Family Room
 - Bathroom
 - Secluded Garden

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:
Austin Hawk are delighted to offer this semi-detached house located in an established residential area. The accommodation has been extended and upgraded by the current owners to provide spacious living space comprising entrance porch, hallway, sitting room, new cloakroom, new kitchen/dining room, study/family room, three double bedrooms and a new bathroom. To the front of the property there is off road parking and gated access to the fairly secluded rear garden.

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 windows to both sides, coat hanging and door to:

ENTRANCE LOBBY:
Stairs to first floor and door to:

SITTING ROOM:
Bay window to front. Log burner and door to:

INNER LOBBY:
Window to side. Understairs storage cupboard and door to:

CLOAKROOM:
WC with concealed cistern, vanity cupboard with wash hand basin and extractor fan.

KITCHEN/DINING ROOM:
Bi-fold doors to garden. Newly fitted with a contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for range style cooker with extractor over. Integral dishwasher, washer/drier and double fridge/freezer. Open access to:

STUDY/FAMILY ROOM:
Windows to side and rear.

FIRST FLOOR LANDING:
Window to side. Access via pull down ladder to partly boarded loft with light and boiler. Doors to:

BEDROOM 1:
Window to rear and fitted wardrobe cupboards with hanging rails, drawers and mirror doors.

BEDROOM 2:
Bay window to front and fitted wardrobe cupboard.

BEDROOM 3:
Window to side.

BATHROOM:
Newly fitted with a panelled bath, separate shower cubicle, vanity unit with wash hand basin and WC with concealed cistern. Further vanity cupboard and heated towel rail.

OUTSIDE:
To the front of the property there is paved parking for one or two cars and gated side access to:

REAR GARDEN:
Fairly secluded and fully enclosed rear garden. Patio area adjacent to the house and a further decked seating area. The remainder is laid to lawn whilst to the rear there is a summerhouse and covered seating area.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

