



Junction Road, Andover

Guide Price £495,000 Freehold



- Sitting room
- Snug
- Kitchen/dining room
- 5 bedrooms
- Driveway parking

- Lounge
- Study
- Laundry room
- 4 bathrooms
- Attractive rear 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: Austin Hawk are delighted to offer this semi-detached Victorian house with original features, situated in an established residential road close to the town centre and railway station. The spacious accommodation, arranged on four levels, comprises hallway, sitting room, lounge, snug, study, kitchen/dining room, shower room, laundry room, five bedrooms and four bathrooms. To the front is a low maintenance garden and driveway parking for 2 vehicles whilst to the rear there is a good sized and attractive garden. 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 line 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: Steps up to the entrance porch with part glazed door into:

HALLWAY: Stripped floorboards. Stairs to ground and first floors. Doors to;

DRAWING ROOM: Front aspect. Stripped floorboards. Marble fireplace with tiled hearth and inset log burner (currently not in use.)

LOUNGE: Front aspect. Log burner in recess. Ladder radiator. Opening to:

GARDEN ROOM:
Door to the garden with steps down to the garden. Ladder radiator.

STUDY:
Rear aspect. Feature cast iron fireplace, not in use.

LOWER GROUND LEVEL: Underfloor heating on this level. Storage cupboard. Doors to:

SHOWER ROOM: Tiled shower cubicle, built-in WC and wash hand basin.

LAUNDRY ROOM: Inset stainless steel sink and drainer with work surface over and cupboards over. Space for washing machine. Cupboard housing Megafllo water tank and Worcester gas fired boiler, serviced annually.

KITCHEN/DINING ROOM: Rear aspect with three Velux windows and bi- fold doors to the garden. Feature fireplace with tiled slips. Space for American fridge/freezer. Range of contemporary cupboards and drawers with inset one and a half bowl stainless steel sink with work surfaces over. incorporating a breakfast bar. Integral dishwasher and space for Stoves range cooker with stainless steel splashback.

FIRST FLOOR LANDING: Wood panelling at the top of the stairs. Large storage cupboard. Doors to:

BEDROOM 1: Front aspect. Feature fireplace.

BEDROOM 2: Rear aspect. Feature fireplace.

BEDROOM/DRESSING ROOM Rear aspect. Door to:

EN SUITE SHOWER ROOM: Front aspect. Shower cubicle, low level WC, inset basin with cupboard below and ladder radiator.

BATHROOM: Side aspect. Freestanding claw bath with mixer tap attachment, pedestal wash hand basin, low level WC and ladder radiator.

SECOND FLOOR LANDING: Large built-in wardrobe and walk-in storage cupboard. Doors to:

BEDROOM: Dual side aspect.

BEDROOM: Front aspect and Velux windows to the side. Door to:

EN SUITE SHOWER ROOM: Tiled shower cubicle, low level WC and wash hand basin with cupboard below.

REAR GARDEN: The enclosed good sized garden has a patio adjacent to the property and is mainly laid to lawn with flower and shrub borders and mature trees including a silver birch. A pergola leads to the lower area of garden and a garden shed.

FRONT GARDEN: Block paved driveway with space for 2 vehicles and a low maintenance garden with a specimen tree. Double door gated access to the rear garden.

TENURE & SERVICES:
Freehold. mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators and under floor heating to the lower ground floor.

