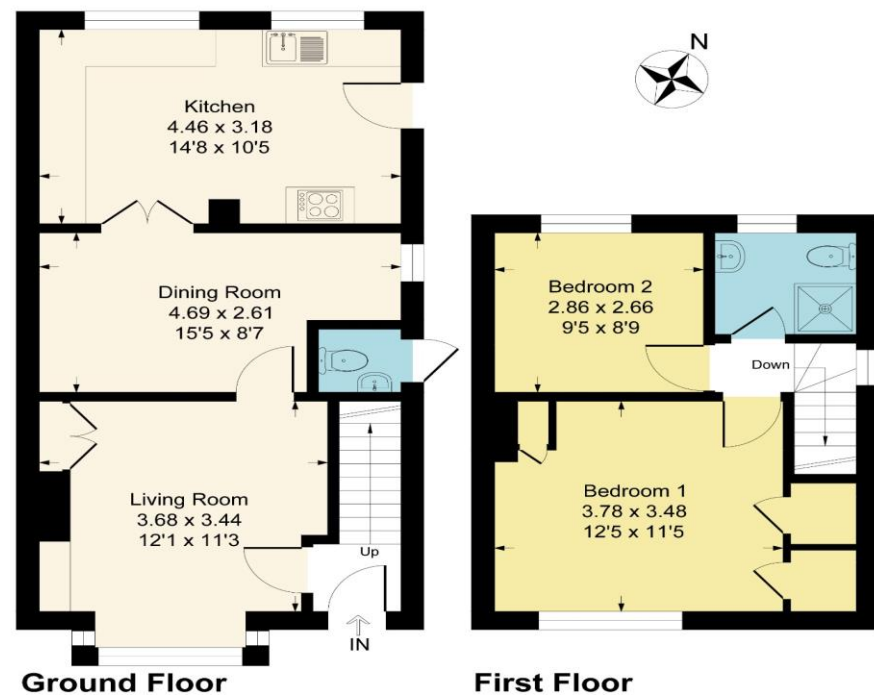


124 Salisbury Road, Andover, Hampshire SP10 2LJ  
 Approximate Gross Internal Floor Area = 74.9 sq m / 807 sq ft

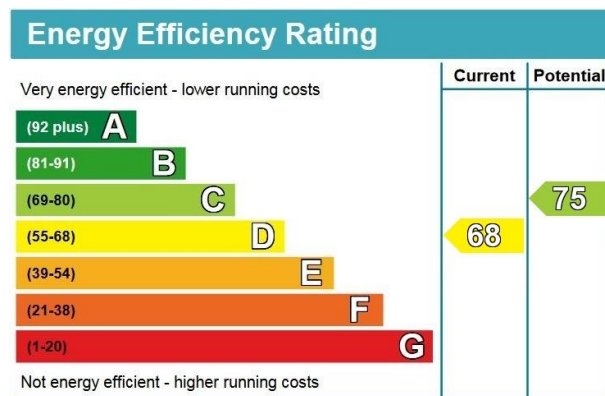


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of floors, window and rooms is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



Salisbury Road, Andover

Guide Price £335,000 Freehold



- Hallway
- Dining Room
- Two Bedrooms
- Generous Driveway Parking
- Living Room
- Kitchen/Breakfast Room
- Shower Room
- Large Mature 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  
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

Offered to the market is this charming two-bedroom semi-detached property, dating back to the mid 1930's and offering excellent potential to extend, subject to the necessary permissions. The accommodation briefly comprises an entrance hallway, living room, dining room, and a spacious kitchen/breakfast room. To the first floor are two bedrooms and a shower room. Externally, the property benefits from generous driveway parking to the front, while to the rear is a large, well-maintained 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:**

Canopy porch. Door into:

**ENTRANCE HALL:**

Stairs to first floor. Door to:

**LIVING ROOM:**

Large Bay window to front. Door to:

**DINING ROOM:**

Window to side. Double doors into:

**KITCHEN/BREAKFAST ROOM:**

Dual aspect with back door to the side. Spacious kitchen with range of eye and base level units and tiled splashbacks. Space for cooker, fridge/freezer, dishwasher, washing machine and tumble dryer. Inset ceramic sink and drainer.

**LANDING:**

Window to side. Doors to:

**BEDROOM ONE:**

Window to front. Fitted storage cupboard and airing cupboard housing the boiler.

**BEDROOM TWO:**

Window to rear. Access to loft.

**SHOWER ROOM:**

Window to rear. Fully enclosed shower with electric shower. Low level WC and vanity unit with inset wash hand basin.

**OUTSIDE :**

The front is mainly laid to gravel for driveway parking which can comfortably hold 3 cars. There is a small area laid to lawn with a side gate for access to the rear.

**REAR GARDEN:**

To the rear of the property is a generously sized garden featuring a patio area running along the side of the house, providing access to the kitchen, as well as an outside WC extending across the full width of the property. Beyond the picket fencing, the remainder of the garden is mainly laid to lawn with mature shrub borders, and also benefits from three sheds and a greenhouse.

**TENURE & SERVICES:**

Freehold. Mains water, electric and gas 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.

