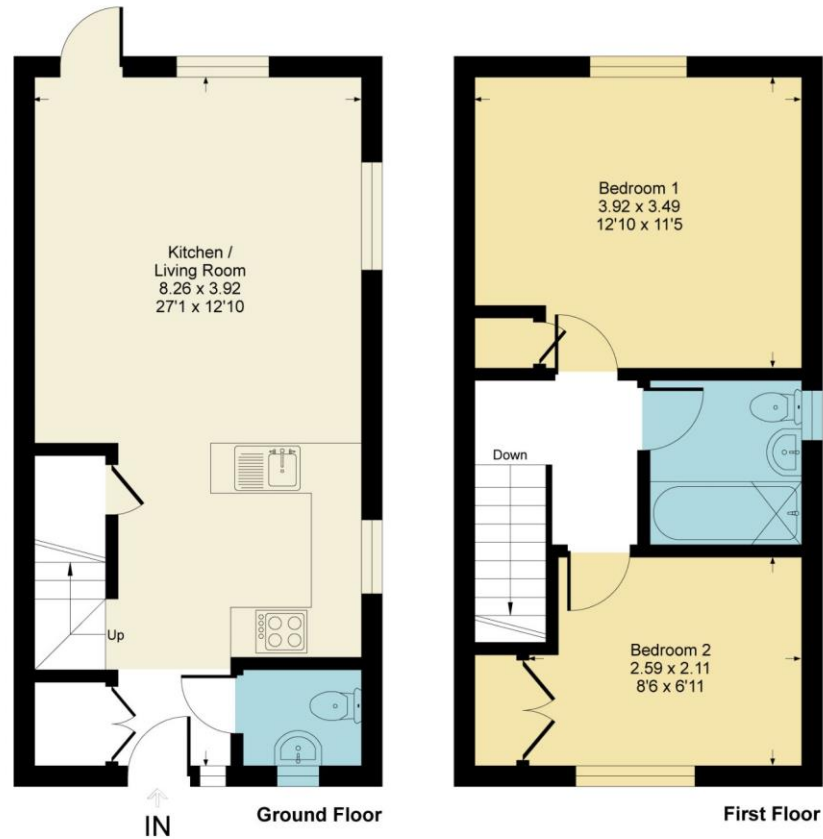


Hampton Road, SP11
 Approximate Gross Internal Area = 64.8 sq m / 698 sq ft

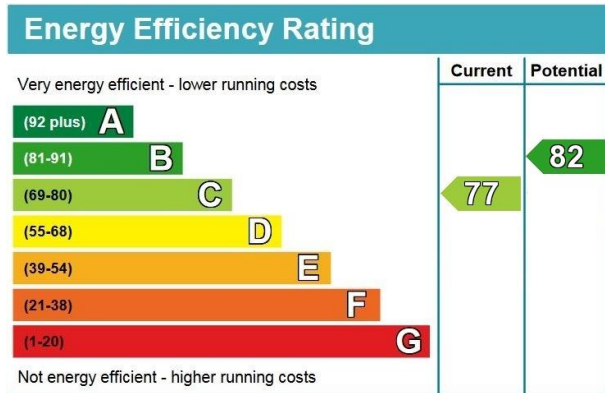


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Hampton Road, Andover

Guide Price £265,000 Freehold



- Entrance Lobby
- Kitchen
- 2 Double Bedrooms
- Low Maintenance Garden
- Cloakroom
- Living/Dining Room
- Bathroom
- 2 Parking Spaces

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.

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DESCRIPTION:

Offered for sale with no onward chain, this end of terrace house is located on the popular Augusta Park close to a green area, shops and countryside walks. The accommodation comprises entrance lobby with a utility cupboard, cloakroom, a kitchen with open access into a living/dining room with a door to the garden, two double bedrooms and a bathroom. Outside there is a low maintenance garden with a shed and gated access to the parking area.

LOCATION:

The property is located on the popular Augusta Park development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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 with front door into:

ENTRANCE LOBBY:

Window to front. Utility cupboard with wall mounted boiler and space and plumbing for washing machine. Door to:

CLOAKROOM:

Window to front. WC and wash hand basin.

KITCHEN:

Window to side and stairs to the first floor with understairs storage cupboard. Range of eye and base level cupboards and drawers with work surfaces over, including a breakfast bar peninsular, and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space for fridge and freezer and open plan to:

LIVING/DINING ROOM:

Dual aspect with a door to the garden.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear. Freestanding wardrobe cupboards with mirror sliding doors and linen cupboard.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BATHROOM:

Window to side. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:

To the front there is a small area of lawn with a path to the front door.

REAR GARDEN:

Patio area adjacent to the house with retaining sleepers and steps up to a gravelled area with a garden shed. There is gated access to two parking spaces.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an annual estate charge.

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.

