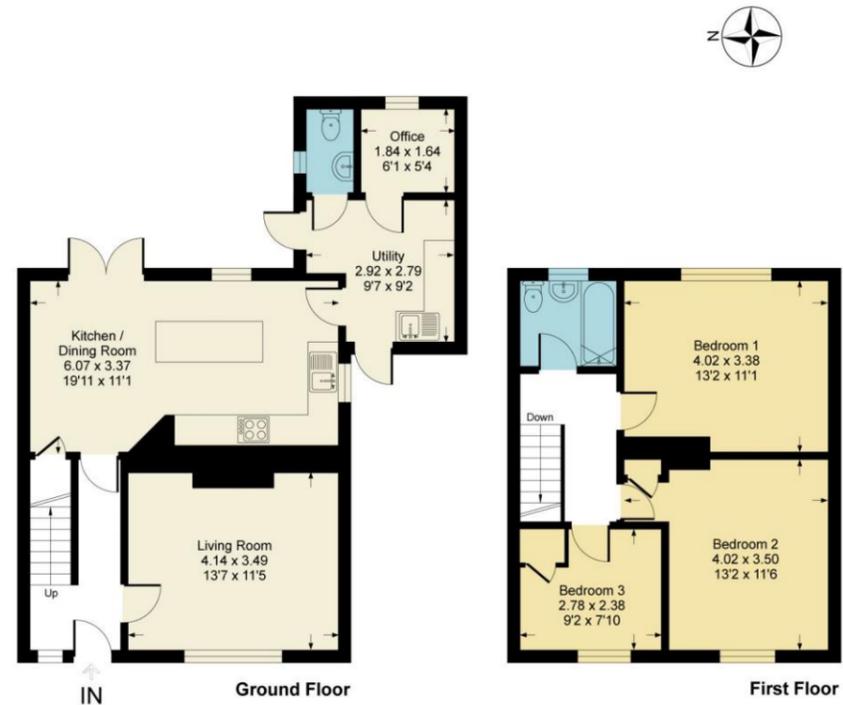
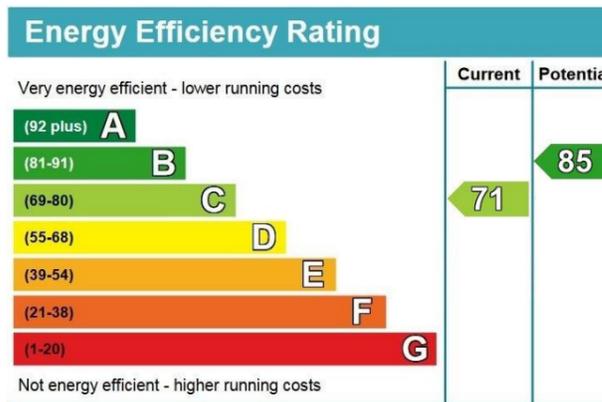


**May Tree Road, SP10**  
 Approximate Gross Internal Area = 100.8 sq m / 1086 sq ft



**May Tree Road, Andover**

**Guide Price £389,950 Freehold**



- Hallway
- Kitchen/Dining Room
- Office
- Bathroom
- Good Sized Garden
- Living Room
- Utility & Cloakroom
- 3 Bedrooms
- Driveway Parking
- Completely Re-furnished

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 semi-detached house is located in an established residential area close to local amenities. The property has been completely refurbished to a high standard with a light and modern feel. The accommodation comprises hallway, living room with contemporary floating fire, a kitchen/dining room with a breakfast bar island and integral appliances, a utility room, cloakroom and office. To the first floor there are three bedrooms and a modern bathroom. Outside there is driveway parking to the front whilst the good sized rear garden benefits from a patio seating area.

**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 with new front door into:

**HALLWAY:**

Window to front. Stairs to first floor and doors to:

**LIVING ROOM:**

Window to front. Chimney breast with contemporary floating electric fire.

**KITCHEN/DINING ROOM:**

Windows to side and rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with glass splashback, extractor over and oven below. Integral dishwasher and fridge/freezer. Breakfast bar island and understairs storage cupboard. **DINING AREA** with space for table and chairs and French doors to the garden.

**UTILITY ROOM:**

Door to front and door to garden. Eye and base level cupboards with work surface over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier. Doors to:

**CLOAKROOM:**

Window to side. Vanity cupboard with wash hand basin and WC.

**OFFICE:**

Window to rear.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Window to front and airing cupboard with hot water tank and gas boiler.

**BEDROOM 3:**

Window to front and fitted wardrobe cupboard.

**BATHROOM:**

Window to rear. Panelled bath with electric shower over, vanity cupboard with wash hand basin, WC and porcelain tiled floor.

**OUTSIDE:**

To the front there is gravelled parking for several cars and a block paved path to the front door.

**REAR GARDEN:**

Fully enclosed garden with a patio area adjacent to the house. The remainder is laid to lawn with a decorative chipped path to the rear.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity 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.

