

Bishops Way, SP10
 Approximate Gross Internal Area = 86.7 sq m / 934 sq ft
 Approximate Outbuilding Internal Area = 14.7 sq m / 159 sq ft
 Approximate Total Internal Area = 101.4 sq m / 1093 sq ft

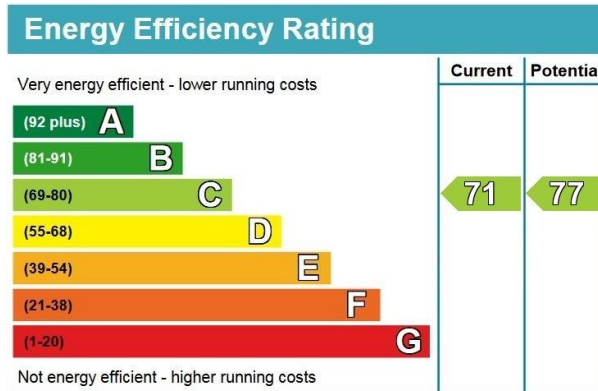


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Bishops Way, Andover

Guide Price £525,000 Freehold



- Porch & Hallway
- Cloakroom
- 3 Bedrooms
- Driveway Parking
- Mature Garden

- Living Room
- Kitchen/Dining Room
- Bathroom
- Garden Studio
- Close to the Railway Station

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:

This detached house is offered for sale with No Onward Chain and is located in one of Andover's most sought-after roads, within close walking distance of the railway station. The accommodation comprises an entrance porch, hallway with stairs to the first floor, a living room with a bay window, cloakroom, and a kitchen/dining room with a door opening onto the garden. Upstairs there are three bedrooms and a modern bathroom. To the front, there is driveway parking for two cars, whilst a particular feature of the property is the large, mature garden, which also benefits from a garden studio with power and light.

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 coat hanging, shelving and door into:

HALLWAY:

Stairs to first floor and doors to:

LIVING ROOM:

Bay window to front.

CLOAKROOM:

Window to side. WC and wash hand basin.

KITCHEN/DINING ROOM:

Windows to side and rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and eye level oven. Space and plumbing for dishwasher and washing machine, space for fridge/freezer and cupboard with wall mounted boiler. Open access to **DINING AREA** with windows and door to rear garden.

FIRST FLOOR LANDING:

Window to side. Access via ladder to loft which is part boarded with two skylights. Doors to:

BEDROOM 1:

Bay window to front and window to side.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. Panelled bath with rainfall shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of shrubs with steps to the front door and gated side access to the rear garden. A driveway to the side offers parking for several cars.

REAR GARDEN:

Good sized and mature garden with a patio area adjacent to the property with an outside tap and enclosed by a low level wall. Steps lead up to an area of lawn with mature shrubs, ornamental trees and a pond. To the rear there is an area of pea shingle and a greenhouse.

GARDEN STUDIO:

Triple aspect with doors to the garden. Cupboards with work surfaces over to two sides. Timber flooring with power and light.

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.

