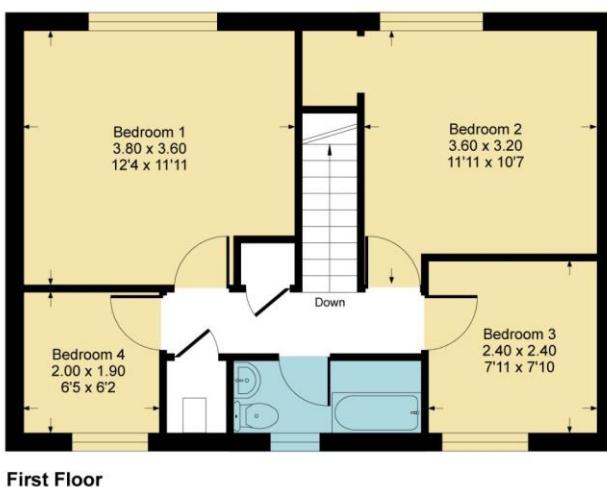
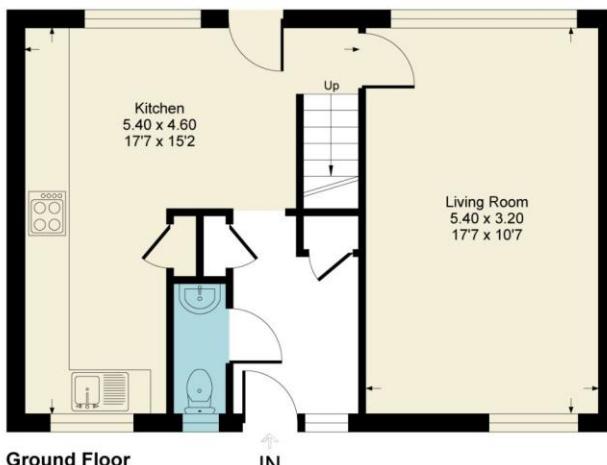


Pilgrims Way, SP10
Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



First Floor



Ground Floor

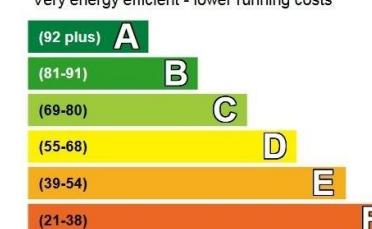
This floor plan is for representation purposes only as defined by the RICS Code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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.

AH
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ESTATE AGENTS



Pilgrims Way, Andover

Guide Price £199,000 Freehold

- Hallway
- Living Room
- 3 Bedrooms
- Bathroom
- Communal Parking

- Cloakroom
- Kitchen/Dining Room
- Bedroom 4/Dressing Room
- Gardens
- No Onward Chain

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DESCRIPTION:

Offered for sale with no onward chain, this end of terrace house is located on the edge of the town with easy access to the A303. The accommodation comprises hallway with storage cupboards, cloakroom, a double aspect living room and an L shaped kitchen/dining room with a door to the garden, three first floor bedrooms, a fourth bedroom/dressing room and a bathroom. Outside there is an enclosed garden to the front with a gated path to the front door and a garden to the rear with a patio.

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:

HALLWAY:

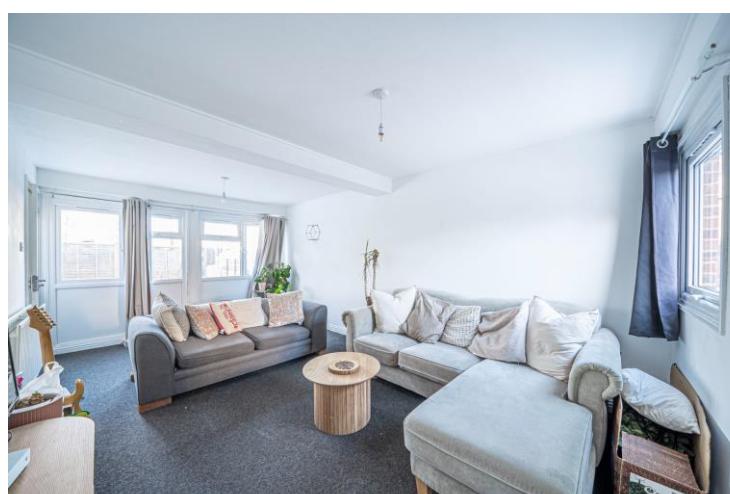
Window to front. Understairs cupboard, meter cupboard and doors to:

**CLOAKROOM:**

Window to front. WC and wash hand basin.

KITCHEN/DINING ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level oven. Integral fridge/freezer, space and plumbing for washing machine, shelved storage cupboard and **DINING AREA** with a window and door to the garden and stairs to the first floor. Door to:

**LIVING ROOM:**

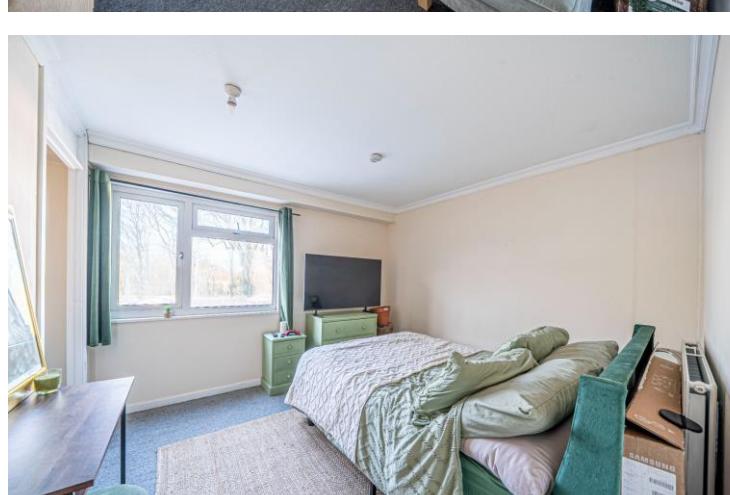
Windows to front and rear.

FIRST FLOOR LANDING:

Loft access, cupboard with wall mounted boiler, further storage cupboard and doors to:

BEDROOM 1:

Window to rear.

**BEDROOM 2:**

Window to rear and walk-in wardrobe/storage cupboard.

BEDROOM 3:

Window to front.

BEDROOM 4/DRESSING ROOM:

Window to front.

BATHROOM:

Window to front. Corner shower bath with shower over, vanity cupboard with wash hand basin and WC.

**OUTSIDE:**

To the front there is an enclosed garden with a gated path to the front door. Communal parking can be found close to the property.

REAR GARDEN:

Enclosed by panel fencing with a patio area adjacent to the house. The remainder is laid to lawn with gated side access and a shed.

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.