

Junction Road, SP10
Approximate Gross Internal Area = 73.2 sq m / 788 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



Junction Road, Andover

Guide Price £169,950 Share of Freehold

- No Onward Chain
- Entrance Lobby
- Living Room
- Two Double Bedrooms
- Proximity to Mainline Railway Station
- Allocated Parking
- Central Hallway
- Kitchen/Dining Room
- Bathroom
- Close to Amenities

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DESCRIPTION: Ideally located for access to both Andover's mainline railway station and town centre amenities, both just a quarter of a mile away, this two-double-bedroomed, top-floor maisonette offers a great opportunity for a first purchase. The property is located within one of Andover's most established residential roads and benefits from its own allocated parking space. The accommodation, well-presented throughout, comprises a private front door with an entrance lobby and stairwell, a central hallway, a good-sized, dual aspect living room, a kitchen/dining room, two double bedrooms and a bathroom.

LOCATION: Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. 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. Junction Road links the Broadway at its southern end and Cross Lane just off Charlton Road at its northern end near the mainline railway station. Junction Road is a no-through road, having been blocked at its midpoint at the end of the twentieth century, which, in doing so, put paid to commuters using the route as a quick access road to and from the railway station. Now, the road is a typical quiet residential road with an interesting mix of properties, the earliest of which were constructed in the latter half of the nineteenth century. Just off Junction Road, the area to the west includes a number of residential roads built in an area known as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887.

OUTSIDE: The property sits back from the highway with a frontage, a communal space, laid to gravel. The allocated parking is located on one side of the property with a path leading to the private front door.

ENTRANCE LOBBY: Stairs lead up to the accommodation. Radiator. Consumer unit and electric meter.

CENTRAL HALLWAY: Velux window within a vaulted ceiling at the top of the stairwell. Radiator. Solid wood doors to:

KITCHEN/DINING ROOM: Window to the side. A range of eye and base-level cupboards and drawers with solid wood worksurfaces over and tiled splashbacks. Inset Belfast sink, space for a freestanding electric cooker, space and plumbing for a washing machine. Wall-mounted gas boiler. Radiator. Space for dining.

LIVING ROOM: Good-sized, dual aspect living room with windows to the front and to one side. Radiator.

BEDROOM ONE: Good-sized, double bedroom with a window to the front. Radiator.

BEDROOM TWO: Smaller double bedroom with a velux window to one side. Loft access. Radiator.

BATHROOM: Window to the front. Fully tiled bath enclosure, panelled bath with an electric shower over. Close-coupled WC, vanity hand wash basin and a radiator. Door to a built-in airing cupboard with shelving and housing a hot water cylinder.

TENURE & SERVICES: Share of Freehold. Ground Rent = £20 per annum. Annual Service Fee of £800, payable as £200 instalments each quarter. Mains drainage, water, 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.

