

Wolversdene Road, Andover, Hampshire SP10

Approximate Gross Internal Floor Area = 99.9 sq m / 1074 sq ft
 Approximate Garage Internal Floor Area = 15.4 sq m / 167 sq ft
 Approximate Total Internal Floor Area = 115.3 sq m / 1241 sq ft



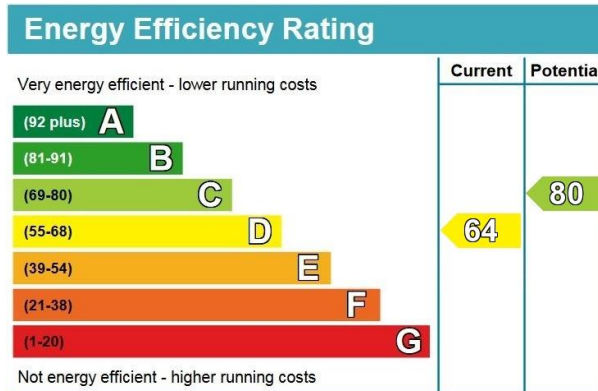
Floor Plan

This floor 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, window 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.



Wolversdene Road, Andover

Guide Price £515,000 Freehold



- Entrance Hall
- 2 Conservatories
- Utility/Cloakroom
- Shower Room
- Driveway Parking

- Sitting Room
- Kitchen
- 2 Double Bedrooms
- Garage & Boot Room
- Attractive Gardens

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

This detached bungalow occupies a corner plot in a popular residential area close to Ladies Walk. The beautifully presented accommodation has been completely re-decorated and improved by the current owners including new carpets, a new shower room, re-wiring and a garden makeover. The living space comprises entrance hall, double aspect sitting room, dining room/conservatory, contemporary kitchen and utility/cloakroom, a further conservatory and two double bedrooms - both with fitted wardrobe cupboards. Outside there is generous driveway parking leading to a garage with electric door and a boot room whilst there are attractive gardens to the front and rear with water features.

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:

Boiler cupboard with wall mounted gas boiler and coat hanging. Access to boarded loft via a ladder and doors to:

SITTING ROOM:

Double aspect with bay window to side enjoying views. Feature fireplace with inset electric fire and doorway to:

CONSERVATORY:

Triple aspect with far reaching views.

KITCHEN:

Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink. Inset gas hob with extractor over and new eye level double oven. Integral fridge/freezer and heated towel rail. Steps lead down to:

REAR LOBBY:

Door to garden and doors to:

UTILITY/CLOAKROOM:

WC including wash hand basin in the cistern, eye and base level cupboards and work surface with space and plumbing below for washing machine and tumble drier.

BOOT ROOM:

Window to rear. Power and light, storage, space for further appliances and door to garage.

CONSERVATORY/DINING ROOM:

Triple aspect with sliding patio doors to the garden. Insulated vaulted ceiling, power and light.

BEDROOM 1:

Double aspect. Fitted wardrobe cupboards and cupboards and drawers to both sides and over the bed area.

BEDROOM 2:

Window to side. Fitted wardrobe cupboards, dressing table and cupboards over the bed area.

SHOWER ROOM:

Recently re-fitted with a shower cubicle, vanity unit with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE:

The front garden is laid to artificial lawn with an attractive range of shrubs, flowers and a tumbling water feature. There is also an external socket and tap. A block paved driveway offers parking for four cars and access to:

GARAGE:

Single attached garage with automatic roller door and shelving.

REAR GARDEN:

Patio area adjacent to the property with outside tap, electric socket and sandstone retaining walls with flower beds. Steps lead up to a raised, covered, seating area with a tumbling water feature and mature shrubs. There is gated access to the front at both sides.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

