

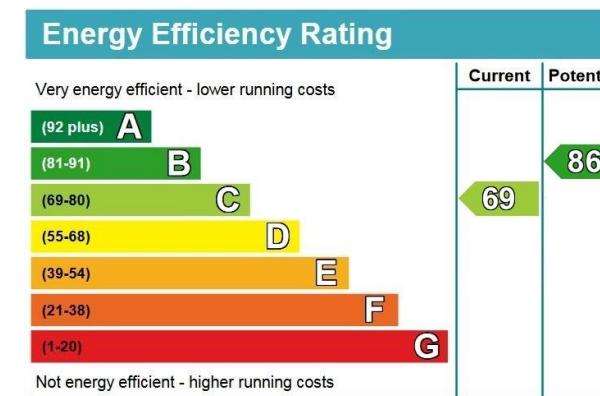


**Hadrian Road, SP10**  
Approximate Gross Internal Area = 72.5 sq m / 780 sq ft  
(includes restricted head height)



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



**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.



**Hadrian Road, Andover**

**Guide Price £230,000 Freehold**

- **Entrance Lobby**
- **Kitchen**
- **Bathroom**
- **Parking Space**

- **Sitting/Dining Room**
- **2 Bedrooms**
- **Enclosed Garden**
- **Close to Amenities**

**DESCRIPTION:**

Austin Hawk are delighted to offer this terraced house located on the northern outskirts of the town close to schools, a shop and a park. The accommodation comprises entrance lobby, a spacious sitting/dining room with stairs to the first floor and French doors to the garden, a kitchen, two bedrooms and a modern bathroom. Outside there is an enclosed garden with a seating area and an allocated parking space to the front.

**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 LOBBY:**

Window to front. Cloaks/shoe storage and door to:

**SITTING/DINING ROOM:**

Windows to front and French doors to garden. Stairs to first floor with understairs storage cupboard and **DINING AREA** with door to:

**KITCHEN:**

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing electric cooker, space and plumbing for washing machine, space for further appliances and wall mounted gas boiler.

**FIRST FLOOR LANDING:**

Window to front. Two fitted storage cupboards and doors to:

**BEDROOM 1:**

Two dormer windows to the rear and loft access.

**BEDROOM 2:**

Two Velux windows to the rear and doors to eaves storage.

**BATHROOM:**

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

**OUTSIDE:**

To the front there is an area of shingle with a path to the front door. There is also an allocated parking space.

**REAR GARDEN:**

Patio area adjacent to the house which is arranged on two levels. The remainder is laid to lawn with mature trees and a rear access gate.

**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.

