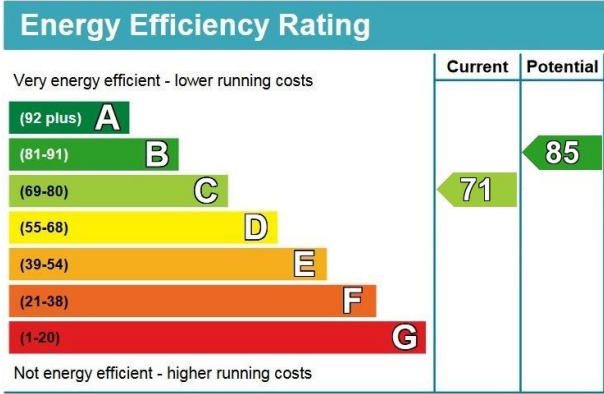


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Pilgrims Way, Andover

Guide Price £225,000 Freehold

- Hallway
  - Living Room
  - 3 Bedrooms
  - Enclosed Garden
- Cloakroom
  - Kitchen/Dining Room
  - Shower Room
  - No Onward Chain

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.





**DESCRIPTION:**  
Offered for sale with no onward chain, this end of terrace house is located in a popular residential area close to local amenities. The well presented accommodation comprises hallway with two storage cupboards, cloakroom, double aspect living room, kitchen with open plan access to a dining room, three good sized bedrooms and a shower room with separate WC. Outside there is a walled front garden and a low maintenance garden to the rear with a shed.

**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:**  
Canopy porch with front door into:

**HALLWAY:**  
Cloaks/storage cupboard and further fitted cupboard. Doors to:

**CLOAKROOM:**  
Window to front. Vanity cupboard with wash hand basin, WC and eye level cupboard.

**LIVING ROOM:**  
Window to front and French doors to rear garden.

**KITCHEN:**  
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset five burner gas hob with extractor over and eye level double oven. Space and plumbing for washing machine, integral dishwasher, space for fridge/freezer and open access to:

**DINING AREA:**  
Window and door to rear garden. Stairs to first floor with understairs storage recess.

**FIRST FLOOR LANDING:**  
Airing cupboard with gas boiler, further storage cupboard, loft access and doors to:

**BEDROOM 1:**  
Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**  
Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**  
Window to front and fitted wardrobe cupboard.

**SHOWER ROOM:**  
Window to front. Corner shower cubicle, vanity cupboard with wash hand basin and heated towel rail.

**WC:**  
Window to front and WC with concealed cistern.

**OUTSIDE:**  
There is a walled garden to the front with a gated path to the front door where there is a brick store.

**REAR GARDEN:**  
Mainly paved with a area of artificial lawn, a garden shed, outside tap and gated side access.

**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.

