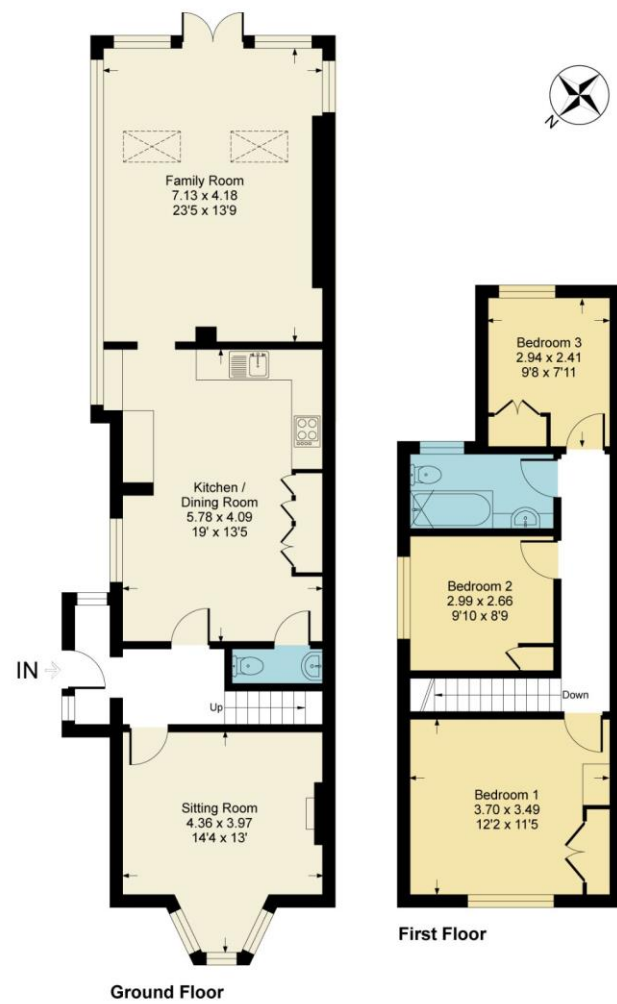


Vigo Road, SP10
Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft

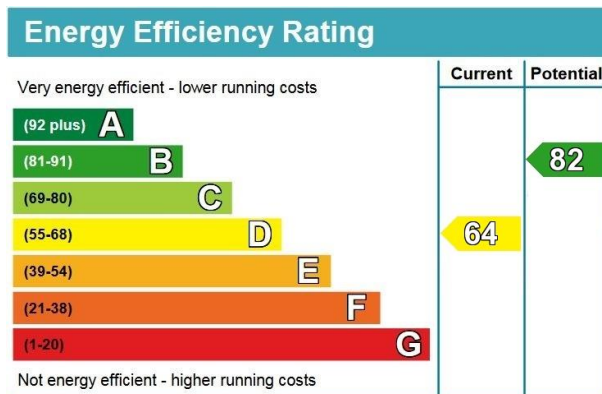


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Vigo Road, Andover

Guide Price £370,000 Freehold



- Entrance Porch
- Expansive Kitchen/Dining Room
- Cloakroom
- Family Bathroom
- 80ft Rear Garden
- Sitting Room
- Family Room
- Three Double Bedrooms
- Driveway Parking
- Close to Schools & Amenities

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.



With an abundance of living space, this extended three-double bedroomed, semi-detached house offers the potential to become the perfect family home. That potential is further enhanced by an excellent location close to schools catering for all age groups, along with access to numerous local amenities including the transport network and nearby open countryside. Of early twentieth century construction, the internals offer an excellent balance of period charm with modern living. The well-presented accommodation comprises an entrance porch, a sitting room, an expansive kitchen/dining room with an open plan flow into a light and airy family room, a cloakroom, three double bedrooms and a family bathroom. Outside, the front of the property provides driveway parking, whilst to the rear, a practical, low-maintenance garden stretches back approximately 80ft beyond the rear of the property.

The entrance porch provides cloaks storage space and opens into a central lobby with stairs to the first floor and doors to both the sitting room and the kitchen/dining room opposite. The living room has a bay window to the front with fitted blackout blinds and also an original open fireplace with a brick hearth and timber mantle. The open-plan kitchen dining room has windows to the side and access to the cloakroom, whilst the kitchen itself, includes a range of eye and base-level cupboards and drawers with solid wood worksurfaces over, along with a Belfast sink, an inset induction hob with an exposed brick effect backsplash and a built-in eye-level microwave and oven/grill. There is an integrated dishwasher, washing machine and fridge/freezer. The open-plan theme flows to the rear of the ground floor and into the family room, a light and airy reception space thanks to glazing on three sides allied with two skylights. The family room has French doors opening out to a large patio that spans the rear of the property. The first floor is home to the three double bedrooms, each individual with the master having a front aspect and fitted blackout blinds, plus built-in wardrobe storage. The second bedroom has a window to the rear and also built-in wardrobe storage, whilst the third bedroom, with a window to the side, currently includes a fitted bunkbed with generous storage space below. The three bedrooms are serviced by the family bathroom.

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 along with the A34 trunk road for routes both north and south. Located centrally within Andover, Vigo Road links London Road with East Street/New Street near the town centre. The property is close to schools catering for all age groups, along with a convenience store and fast-food outlet. The location has excellent proximity to both Andover's town centre amenities along with "out-of-town" supermarkets and retail outlets. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to Harewood Forest and the Test Valley beyond, which includes nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

