



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Austin Hawk Ltd. REF: 1300461

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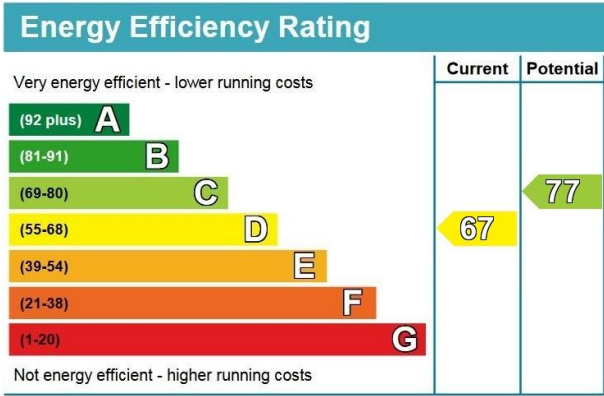
austinhawk

ESTATE AGENTS



Vigo Road, Andover

Guide Price £290,000 Freehold



- Entrance Lobby
 - Kitchen/Diner
 - Bathroom
 - Shower Room
 - Good Sized Garden
- Living Room
 - Utility Room
 - 2 Double Bedrooms
 - Parking
 - Original Features

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:

This semi-detached house is located in an established residential road with easy access to the town and the popular Vigo Park with a play park, tennis courts and a bowling club. The accommodation comprises entrance lobby, living room with original fireplace, kitchen/dining room, utility room, ground floor bathroom and two first floor double bedrooms which benefit from a shower room. Outside there is parking to the front and a good sized rear garden with a covered area adjacent to the house, a spacious patio area with a summerhouse and an area of lawn.

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 with arch and door into:

LIVING ROOM:

Window to front. Original feature fireplace, picture rails and stairs to first floor with door to:

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Large understairs cupboard, space and plumbing for dishwasher and space for fridge/freezer. DINING AREA and door to:

UTILITY ROOM:

Door to garden. Work surface with space and plumbing below for washing machine and further appliance. Door to:

BATHROOM:

Windows to side and rear. Panelled bath with shower over, wash hand basin and WC. Cupboard with gas combi boiler and shelving.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

Window to front. Original fireplace and air conditioning unit.

BEDROOM 2:

Window to rear. fitted wardrobe cupboard with shelving and loft access.

SHOWER ROOM:

Window to rear. Shower cubicle with rainfall shower, wash hand basin and WC.

OUTSIDE:

To the front there is driveway parking for one car and gated side access to:

REAR GARDEN:

Covered area adjacent to the house leading to a paved area with shrub beds, an area of shingle, trees and a summerhouse. A path leads to the rear where there is an area of lawn.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There are solar panels which are fully owned by the vendor and an electric vehicle charging point to the front (not included).

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.

