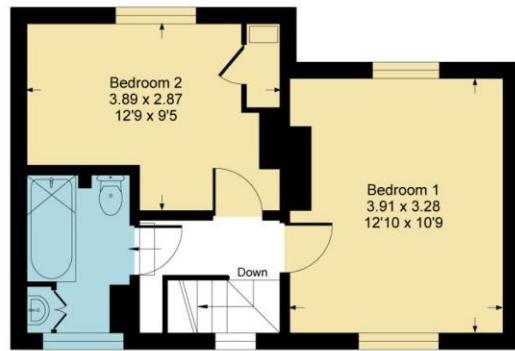
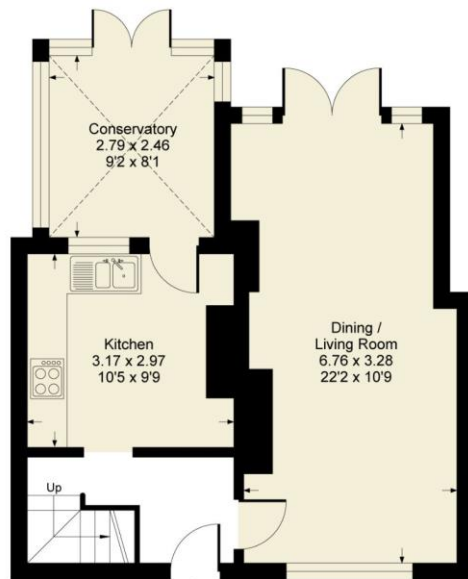


King George Road, SP10
Approximate Gross Internal Area = 78.1 sq m / 841 sq ft



First Floor



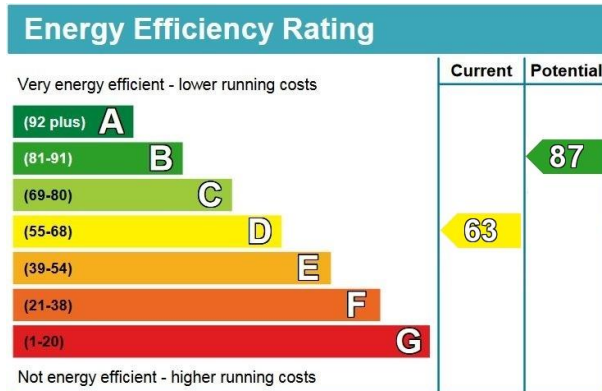
Ground Floor

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



King George Road, Andover

Guide Price £280,000 Freehold



- Hallway
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Generous Parking
- Summerhouse

- Living/Dining Room
- Conservatory
- Modern Bathroom
- Mature Garden
- 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.

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

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

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

Offered for sale with no onward chain, this terraced house is located in an established residential area within walking distance of the railway station, shops and the hospital. The accommodation comprises hallway, living/dining room with an original open fireplace and French doors to the garden, a re-furbished kitchen/breakfast room with a door to a triple aspect conservatory, two double bedrooms and a modern bathroom. To the front there is generous driveway parking whilst a particular feature of the property is the good sized and mature rear garden with a summerhouse.

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:

HALLWAY:

Stairs to first floor with understairs recess and door to:

LIVING/DINING ROOM:

Window to front and French doors to rear garden. Original open fireplace.

KITCHEN/BREAKFAST ROOM:

Re-furbished in 2024 with a contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and eye level double oven. Space and plumbing for washing machine, space for fridge/freezer and breakfast bar. Door to:

CONSERVATORY:

Triple aspect with French doors to the garden.

FIRST FLOOR LANDING:

Window to front. Access via ladder to boarded loft and doors to:

BEDROOM 1:

Windows to front and rear. Recess for wardrobes and laminate flooring.

BEDROOM 2:

Window to rear. Panelling to half height and fitted cupboard with boiler.

BATHROOM:

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

OUTSIDE:

To the front there is a gravelled driveway offering parking for four cars with mature hedging to both sides.

REAR GARDEN:

Patio area adjacent to the house with a low level retaining wall and a shed extending to the side where there is gated side access. The remainder is laid to lawn with mature hedging, shrub and flower borders. To the rear there is a summerhouse with power and light.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas fired 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.

