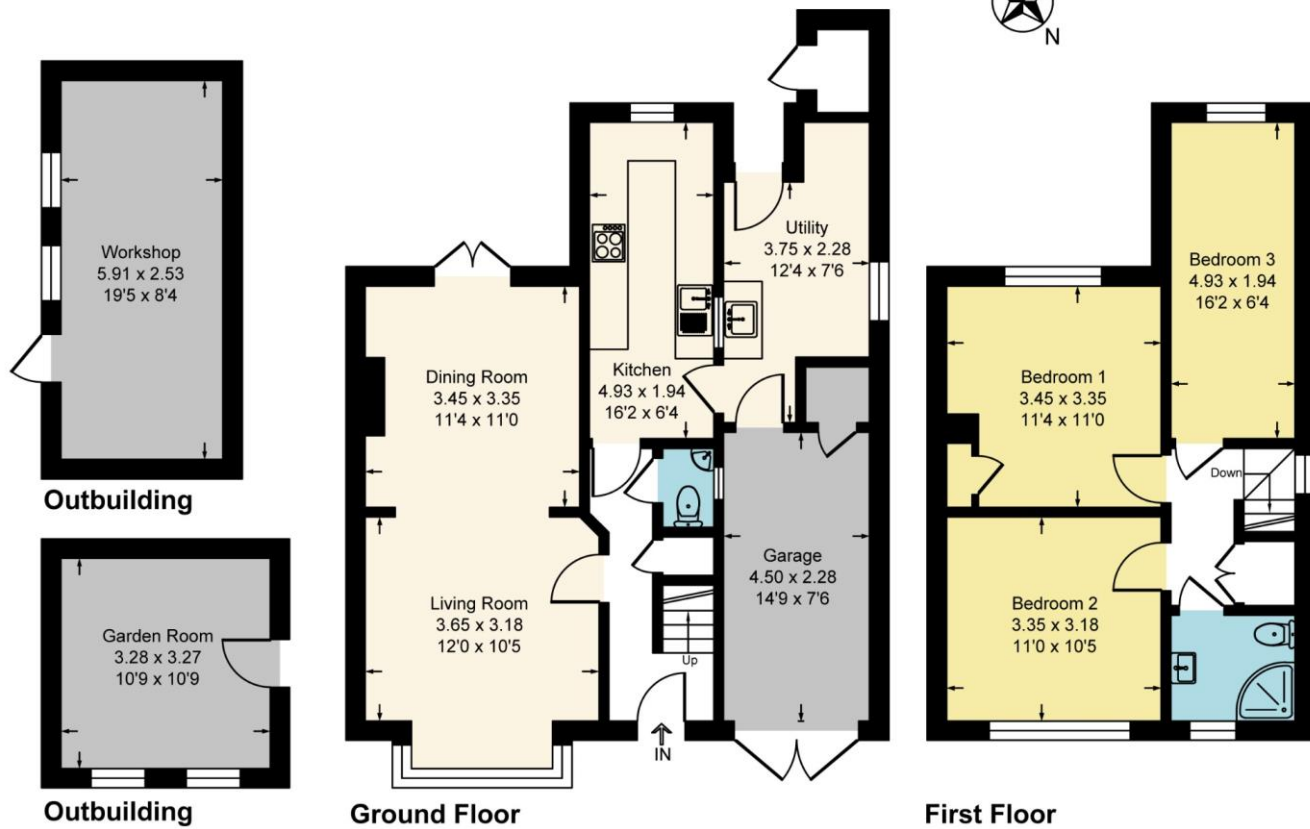


15 Orchard Road, Andover, Hampshire SP10 3HH

Approximate Gross Internal Floor Area = 96.5 sq m / 1039 sq ft
 Approximate Garage Internal Floor Area = 10.2 sq m / 110 sq ft
 Approximate Outbuilding Internal Floor Area = 25.6 sq m / 276 sq ft
 Approximate Total Internal Area = 132.3 sq m / 1425 sq ft

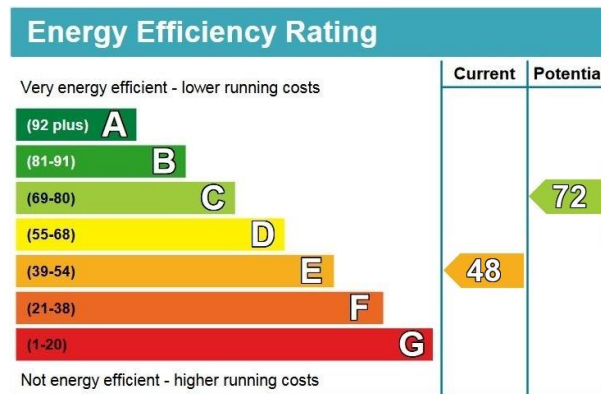


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Orchard Road, Andover

Guide Price £350,000 Freehold



- Hallway
- Kitchen
- 3 Bedrooms
- Driveway Parking
- Low Maintenance Garden
- Living/Dining Room
- Utility Room
- Shower Room
- Garage
- Workshop & Garden Room

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.

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DESCRIPTION:

This semi-detached house is located in an established residential area close to local shops, the hospital and within walking distance of the railway station. The accommodation comprises hallway with stairs to the first floor, a cloakroom, a living room with an arch through to a dining room with a feature fireplace and French doors to the garden, a galley kitchen and useful utility room, three bedrooms and a shower room. Outside there is driveway parking for several cars leading to a garage whilst to the rear there is a low maintenance garden with a large workshop and insulated garden room.

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:

Stairs to first floor, low level shoe storage cupboard, coat hanging and doors to:

CLOAKROOM:

Window to side. WC and wash hand basin.

LIVING ROOM:

Box bay window to front and arch to:

DINING ROOM:

French doors to the garden. Feature fireplace with living flame gas fire and recess with fitted cupboards and drawers.

KITCHEN:

Window to rear. 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 gas hob with extractor over and eye level oven. Space and plumbing for dishwasher and washing machine, space for fridge/freezer and stable door to:

UTILITY ROOM:

Window to side and door to garden. Inset Belfast sink, fitted cupboards, space for appliances and door to garage.

FIRST FLOOR LANDING:

Window to side. Linen cupboard and doors to:

BEDROOM 1:

Window to rear. Fitted wardrobe cupboard and access to boarded loft with ladder.

BEDROOM 2:

Window to front and wardrobe cupboards.

BEDROOM 3:

Window to rear.

SHOWER ROOM:

Window to front. Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a small area of lawn with a gravel border and a driveway offering parking and access to the **GARAGE** with double wooden doors.

REAR GARDEN:

Patio area adjacent to the property with a raised bed and extending to a covered seating area. The remainder is laid to pea shingle with raised beds, a water feature and a path to the rear. There is a large **WORKSHOP** with power and light and an insulated **GARDEN ROOM** with power, light, electric panel heating, a vaulted ceiling and extractor.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators

