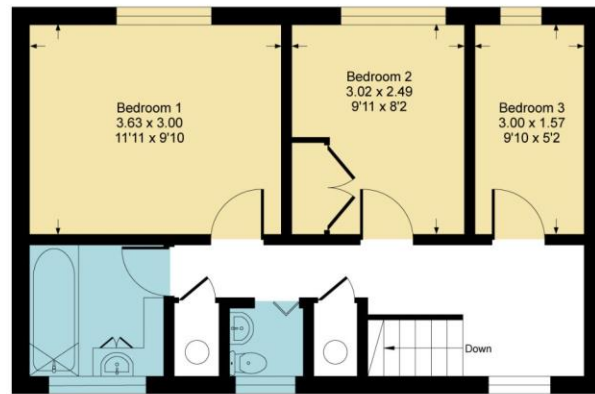


Pilgrims Way, SP10
Approximate Gross Internal Area = 80.2 sq m / 863 sq ft

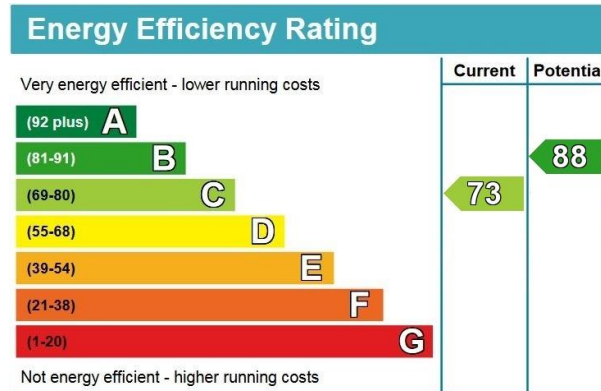


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Pilgrims Way, Andover

Guide Price £230,000 Freehold



- Entrance Hallway
- Modern Kitchen/Dining Room
- Family Bathroom
- Practical Landscaped Rear Garden
- Close to Amenities
- Dual-Aspect Living Room
- Three Bedrooms
- Separate WC
- Low Maintenance Front Garden
- Proximity to Schools

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.



Extensively updated and enhanced in recent years by the current vendors, this three-bedroom end-of-terrace house would make the perfect first purchase or potential investment opportunity. Located on the southern edge of Pilgrims Way, an established residential development close to both Andover's town centre and numerous out-of-town amenities, the property has an outlook to the front over open green space and handy access from the rear garden to on-street parking. The well-presented accommodation comprises an entrance hallway with built-in storage, a good-sized, modern kitchen/dining room, a dual-aspect living room, three bedrooms, a bathroom and a separate WC. Outside, there are practical, low-maintenance gardens to both the front and the rear.

The property, located on one edge of Pilgrims Way, is accessed via paths that link various communal parking areas and areas of green space, one of which the property looks out onto. A low-maintenance front garden, bordered by picket fencing, has raised flower, fruit and vegetable plots with a path leading to the front door, next to an external attached storeroom. A welcoming entrance hallway includes a large, built-in storage cupboard with then a door to the living room, which occupies all of one half of the ground floor and has a dual aspect. The entrance hallway leads on to the very-good-sized, open-plan kitchen/dining room. The dining area occupies the rear of this open-plan space, light and airy thanks to a large rear-aspect window and a half-glazed external door leading to the rear garden. The kitchen itself has a front aspect and has been fitted in recent years as part of the full renovation to the property, carried out by the current owners. The kitchen includes extensive solid oak worksurfaces with matching upstands, an inset ceramic sink, an impressive range-style cooker with a decorative slate-tiled splashback, plus space and plumbing for a dishwasher, a washing machine and space for an American Style fridge freezer. Additional storage comes in the form of a built-in larder cupboard.

The first floor features a light and airy landing with fitted display shelving and three bedrooms, two of which are doubles, all serviced by the family bathroom and separate WC, all modernised during the property renovation. The landscaped garden to the rear is another feature of the property, with a patio spanning the full width of the plot, framed by attractive raised flower and shrub borders. Low-level steps lead up to an area of lawn with access to two garden sheds plus a path leading to gated rear access and handy access direct to on-street parking at the rear of the property.

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. Pilgrims Way can be found just off Churchill Way, which is part of Andover's ring road and can be accessed from either side of neighbouring River Way. The development has proximity to numerous local amenities, including schools catering for all age groups, various retail outlets and supermarkets with the benefit of open countryside and surrounding villages never very far away. Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away with Andover's town facilities along with the mainline railway station also nearby.

Potential buyers should be aware that the property is of "non-standard" construction but is mortgageable.

