

Vigo Road, SP10
 Approximate Gross Internal Area = 91.5 sq m / 985 sq ft
 Approximate Outbuildings Internal Area = 40.7 sq m / 439 sq ft
 Approximate Total Internal Area = 132.2 sq m / 1424 sq ft

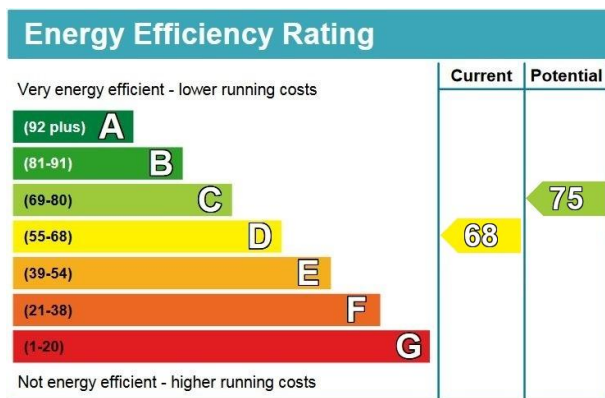


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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 £329,500 Freehold



- Entrance Porch
- Dining Room
- Cloakroom
- Three Bedrooms
- 100ft Rear Garden
- Living Room
- Kitchen
- Conservatory
- Family Bathroom
- 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.

☎ 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: Potentially the ideal first home, this three-bedroomed, semi-detached house is located close to both town centre amenities and has excellent proximity to schools catering for all age groups. Of 1926 construction, the property is typical of that period in its character. The accommodation offers excellent living space and comprises entrance porch, living room, dining room, kitchen, conservatory, cloakroom, three bedrooms and a family bathroom. To the rear, there is a generous garden stretching approximately 100ft which includes garden shed, 2 greenhouses, framed netted allotment area and a workshop with fully installed electrics.

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. Located centrally within Andover, Vigo Road is a long-established residential road linking London Road with the convergence of East Street and New Street near the town centre. The location has excellent proximity to both Andover's town centre amenities along with "out of town" supermarkets, retail shops and fast food establishments. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

OUTSIDE: The front of the property has a low maintenance garden with driveway parking. A path to one side of the property leads both the front door and back door with gated access to the rear garden.

ENTRANCE PORCH: Part glazed to the side and front elevation. Doors into:

LIVING ROOM: South-facing living room with a box bay window to the front. Feature brick facade fireplace with an electric fire.

DINING ROOM: Dual aspect with a window to the side and the rear. Door to built-in understairs storage cupboard. Door to:

KITCHEN: Window to one side and door providing access into the conservatory. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for free standing cooker and fridge. Door to:

CONSERVATORY: Dual aspect with glazing to the side and rear. Space and plumbing for washing machine. Wall ventilation and space for a tumble dryer and space for a fridge freezer. Door to:

CLOAKROOM: Close coupled WC

BEDROOM ONE: Front aspect double bedroom. Door to built-in airing cupboard with another fitted cupboard to the side housing a newly installed gas combi boiler.

BEDROOM TWO: Rear aspect double bedroom with far reaching views to the north over Andover.

BEDROOM THREE: Side aspect single bedroom. Recess storage space. Loft access.

FAMILY BATHROOM: Window to the rear. Panelled bath with electric shower over. Close coupled WC, pedestal wash hand basin. Partly tiled.

REAR GARDEN: Entrance through side gate, leading to a patio area and garden shed. Leading to a lawned area with shrub borders. Beyond is an area with two greenhouses a netted allotment area and workshop with armoured cabled electrical installation & mains board. The rear outlook looks over allotments so you are not overlooked.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas 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.

