

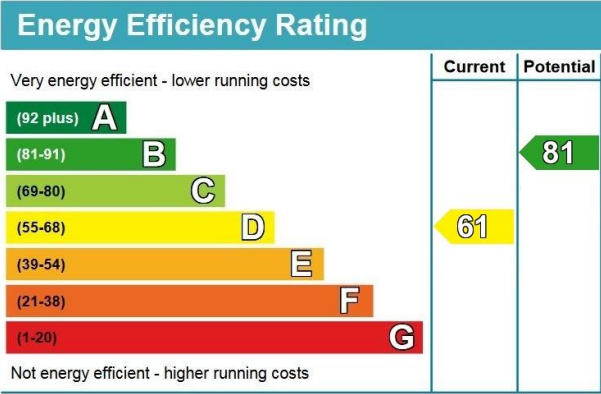


Weyhill Road, Andover

Guide Price £525,000 Freehold



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Produced for Austin Hawk Ltd



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.

- No Onward Chain
 - Two Reception Rooms
 - Cloakroom & Utility Room
 - Family Bathroom & WC
 - Proximity to Mainline Railway Station
- Entrance Hallway
 - Kitchen
 - Three Double Bedrooms
 - Garage & Driveway Parking
 - Close to Schools & Local Amenities



Available to the property market with No Onward Chain, this substantial, detached, three-double-bedroomed house sits within an attractive, mature and good-sized plot in a location with proximity to many local amenities, including Andover's mainline railway station as well as schools catering for all age groups. The property offers scope for modernisation and comprises an entrance hallway, a sizeable, dual-aspect living room, a separate dining room, a kitchen, a cloakroom, a utility room, a generous dual-aspect master bedroom, two additional double bedrooms, a family bathroom and adjoining WC. Outside, the property includes generous driveway parking to the front with access to an attached garage, whilst to the rear there is a good-sized, mature garden.

The property is set back from Weyhill Road with an attractive front garden bordered by beech hedging, partly laid to lawn with driveway parking to the front of the property, which includes the attached garage. A path to one side of the property provides access to the rear garden with the front door set back within a recessed, arched porch. The entrance hallway provides access to the dual aspect living room which occupies all of one side of the property with French doors opening into the rear garden. Opposite the living room is the front-aspect dining room, whilst to the rear of the ground floor there is a useful understairs storage cupboard, the cloakroom and the kitchen with access to the utility room. The garage can be accessed internally via the utility room, as can the rear garden.

The first floor provides the master bedroom which has a dual aspect and, currently, extensive wall-to-wall fitted wardrobe and dressing storage. There are two further double bedrooms, both serviced by the family bathroom with the WC located separately, next to the bathroom. The rear garden is a particular feature of the property, mature and of good size, also bordered by beech hedging and mainly laid to lawn with mature shrubs and borders.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station, just three quarters of a mile away, 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. The property itself can be found towards the western end of Weyhill Road, with the location close to many local amenities, including convenience stores, various fast-food outlets, public houses, a supermarket, a petrol station, a country store and a renowned family-run bakery and an award-winning fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park.

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.

