

Robin Way, SP10
Approximate Gross Internal Area = 53.2 sq m / 573 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



Robin Way, Andover

Guide Price £235,000 Freehold



- Living/Dining Room
- Two Bedrooms
- Enclosed Rear Garden
- Kitchen
- Bathroom
- Allocated Parking

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:

Austin Hawk are pleased to offer with No Onward Chain. This beautifully presented two-bedroom terraced home offers an excellent balance of comfort and style, finished to a high decorative standard throughout. The well-proportioned rooms create a bright and spacious atmosphere, ideal for modern living. The property also benefits from two allocated parking spaces. Both the front and rear feature attractive gardens, providing great outdoor areas for relaxation and entertaining.

LOCATION:

Andover offers a range of educational, shopping and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line 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:

Entrance into:

HALLWAY:

Door to:

LIVING/DINING AREA:

Front aspect. Stairs to first floor. Door to:

KITCHEN:

Rear aspect. Range of eye and base level cupboards with inset composite sink and drainer with work surfaces over. Inset ceramic hob with extractor over, integral eye level oven and microwave/oven. Space for washing machine & fridge freezer.

LANDING:

Doors to:

BEDROOM ONE:

Front aspect. Fitted wardrobe cupboard. Loft access.

BEDROOM TWO:

Rear aspect.

BATHROOM:

Part tiled walls. Panelled bath with shower over, low level WC with concealed cistern and vanity unit with wash hand basin.

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with gated rear access and patio adjacent to the property. Garden shed with power and lighting

TENURE & SERVICES:

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



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.