

Roman Way, SP10
 Approximate Gross Internal Area = 74.1 sq m / 798 sq ft
 Approximate Outbuilding Internal Area = 12.5 sq m / 135 sq ft
 Approximate Total Internal Area = 86.6 sq m / 933 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



Roman Way, Andover

Guide Price £280,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	89

- Entrance Hallway
- Kitchen
- Three Bedrooms
- Attractive Gardens
- Proximity to Local Schools
- Living/Dining Room
- Cloakroom
- Family Bathroom
- Garage & Allocated Parking
- Close to 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.



DESCRIPTION: Beautifully presented throughout, this three-bedroomed, terraced house has the potential to be the perfect first purchase. Located just to the north of Andover's town centre, the property benefits from an allocated parking space alongside a garage, as well as an excellent location with proximity to local schools, amenities and open countryside. The accommodation itself comprises an entrance hallway, a cloakroom, an open plan, dual aspect living/dining room, a kitchen, three bedrooms and a family bathroom. Outside, there are attractive, low-maintenance gardens to both front and rear, plus personal access to the garage, which is currently arranged in two parts to include a garden shed as well as a workshop.

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. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away, along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages. Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

OUTSIDE: The property fronts on to Roman Way with an attractive, low-maintenance front garden enclosed by picket fencing laid to lawn with mature flower and shrub borders. A path leads to the front door, under a pitched canopy porch.

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in cloaks' storage cupboard housing the consumer unit and electric meter. Understairs storage recess. Radiator. Door to:

CLOAKROOM: Modern panelled wall coverings. Close-coupled WC and a vanity hand wash basin with cupboard storage below. Understairs recess storage space includes a wall-mounted, eye-level storage cupboard.

OPEN-PLAN LIVING/DINING ROOM: Part-glazed internal door from the hallway. A good-sized, open plan living/dining room with the living area arranged with a front aspect. To the rear is the dining area with French doors providing access to the rear garden. Radiators. Part-glazed internal door to:

KITCHEN: Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset composite sink and drainer, inset gas hob with an extractor over and a double oven/grill below. Space and plumbing for a washing machine and space for a fridge freezer.

FIRST FLOOR LANDING: Access to a partially boarded loft space with lighting via a pull-down loft ladder. Door to a built-in airing cupboard housing a wall-mounted gas combi boiler. Doors to:

BEDROOM ONE: Front aspect double bedroom. Double doors to built-in wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to built-in wardrobe storage. Radiator.

BEDROOM THREE: Front aspect single bedroom. Radiator.

FAMILY BATHROOM: Window to the rear. Fully tiled walls. Double walk-in shower enclosure. Concealed cistern WC, vanity hand wash basin with deep drawer storage below. Heated towel rail.

REAR GARDEN: Attractive, practical, low-maintenance rear garden with a part-covered, decked seating area adjacent to the rear of the property. The remainder is laid to lawn with decorative slate shingle borders and mature hedging. Gated rear access to the allocated and communal parking area. Access to the garage, arranged to include shed storage with internal access to a workshop.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

