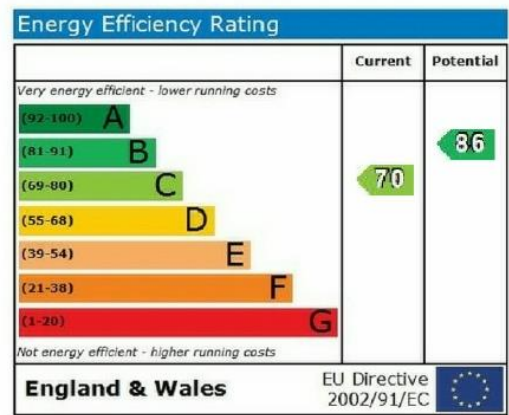




NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished 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.



Ryon Close, Andover

Guide Price £250,000 Freehold

- **Entrance Lobby**
- **Living Room**
- **Conservatory**
- **Bathroom**
- **Driveway Parking**
- **Cloakroom**
- **Kitchen/Diner**
- **3 Bedrooms**
- **Garage**
- **Landscaped Garden**

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VAT Registration # 126 6826 01

DESCRIPTION Austin Hawk are delighted to offer this semi-detached house located in a quiet cul-de-sac to the north of the town. The well presented accommodation comprises entrance lobby, cloakroom, living room, kitchen/dining room, conservatory, three bedrooms and a bathroom. Outside there is driveway parking to the front leading to a garage and a landscaped garden to the rear arranged on two levels.

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 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.

ACCOMMOATION Front door leading into:

ENTRANCE LOBBY With doors to:

CLOAKROOM Window to side. Low level WC and wash hand basin.

LIVING ROOM 15'2 (4.62m) x 14'6 (4.42m) Window to front. Stairs to first floor and door to:

KITCHEN/DINING ROOM 15'2 (4.62m) x 10'6 (3.2m) Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob and eye level electric oven. Integral dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for table and chairs and French doors to:

CONSERVATORY 13'9 (4.19m) x 8'0 (2.44m) Triple aspect with French doors to garden.

FIRST FLOOR LANDING Airing cupboard with hot water tank and shelving, access to boarded loft and doors to:

BEDROOM 1 11'5 (3.48m) x 8'8 (2.64m) Window to rear and fitted wardrobe cupboards.

BEDROOM 2 10'1 (3.07m) x 8'2 (2.49m) Window to front and fitted wardrobe cupboards.

BEDROOM 3 6'8 (2.03m) x 6'5 (1.96m) Window to front.

BATHROOM Window to rear. Panelled bath with shower over, low level WC and vanity with wash hand basin and cupboards above and below.

OUTSIDE To the front of the property is an area of gravel and a driveway offering off road parking. Path to front door and gated side access to rear garden.

GARAGE 6'5 (1.96m) x 10'10 (3.3m) Single garage with up and over door, power, light, wall mounted boiler and rear door to garden.

REAR GARDEN Patio area adjacent to the house leading to an area of lawn with gravelled shrub beds. Steps up to further area of lawn with raised shrub borders.

TENURE & SERVICES Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

DIRECTIONS Leave Andover town centre along New Street and continue to the roundabout. Take the A343 signposted Newbury and follow the road, under the bridge, to the second roundabout. Turn left into King Arthur's Way and take the first right into Meliot Rise. Turn left into Ryon Close and follow the road to the left where the property can be found at the end of the cul-de-sac.

