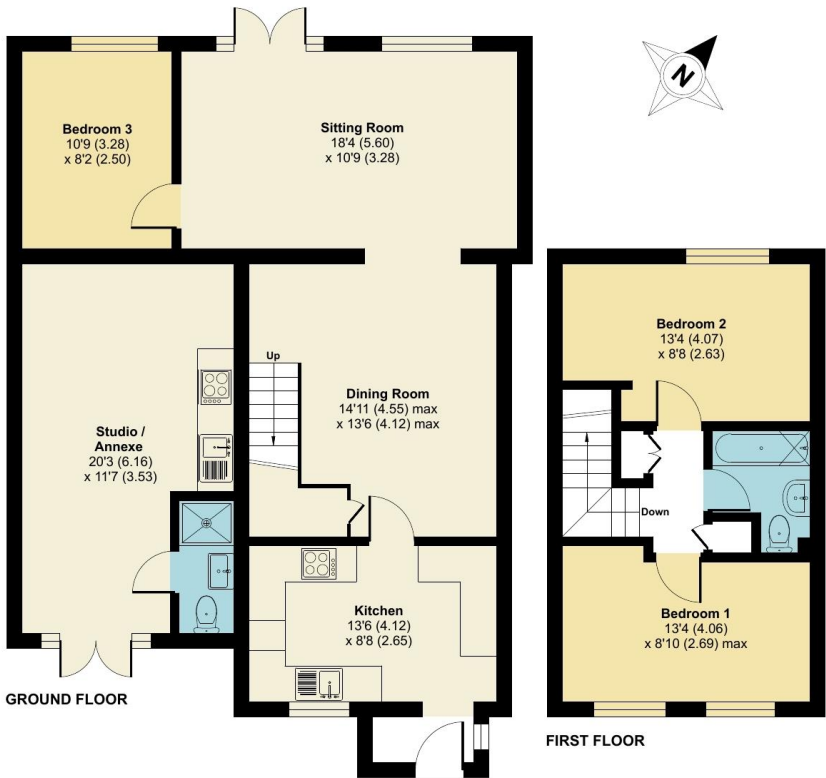


Hadrian Road, Andover, SP10

Approximate Area = 1229 sq ft / 114.1 sq m  
For identification only - Not to scale

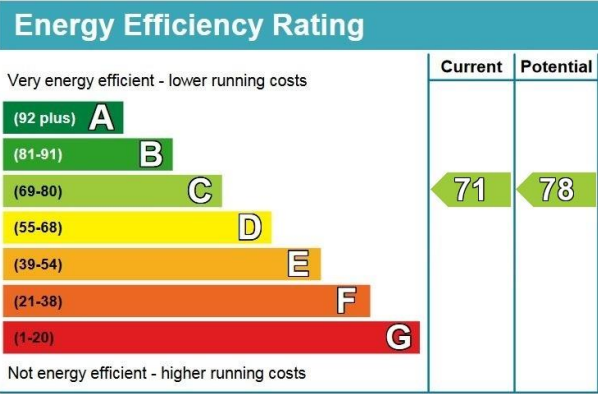


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1318944



Hadrian Road, Andover

Guide Price £275,000 Freehold



- No Onward Chain
- Kitchen
- Three Double Bedrooms
- Self Contained Studio Annexe
- Allocated Parking
- Entrance Lobby
- Living and Dining Rooms
- Family Bathroom
- Low-Maintenance Gardens
- 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:** Located within the established Roman Way development, this unique, extended four-bedroomed, end-of-terrace house is offered to the property market with No Onward Chain. With proximity to local schools and open countryside as well as numerous local amenities, the property would make an ideal first-family home plus a potential income stream if desired with an attached, self-contained studio annexe. The property benefits from two allocated parking spaces directly to the rear, with the accommodation itself comprising an entrance lobby, a kitchen, a good-sized living room, a separate dining room, a ground-floor double bedroom, two first-floor double bedrooms and a bathroom. The attached studio annexe includes its own private external entrance, kitchen and shower room. There are attractive, low-maintenance gardens to both the front and the rear of the property.

**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. Hadrian Road can be found on the Roman Way development off Roman Way itself. 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:** A footpath leads from Hadrian Road to the front garden of the property, bordered by mature hedging to the front and to one side with a low-level brick wall with brick pillars and trellised inserts to the opposite side. There is gated access with a path to the front door of the property, leading into:

**ENTRANCE LOBBY:** Window to the side. Open plan doorway into:

**KITCHEN:** Window to the front. Tiled flooring. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset ceramic hob with extractor over. Built-in, eye-level, double oven/grill, space and plumbing for a washing machine and a slimline dishwasher. Space for a fridge freezer. Wall-mounted gas boiler. Door to:

**DINING ROOM:** Good-sized dining room, centrally located on the ground floor with stairs leading to the first floor. Door to a built-in, understairs storage cupboard. Radiator. Open plan double doorway to:

**LIVING ROOM:** A good-sized living room created following a ground floor extension carried out by a previous owner. Window to the rear and French doors leading to the rear garden. Radiator and door to:

**GROUND FLOOR DOUBLE BEDROOM:** Also created following the ground floor extension, rear aspect, ground floor double bedroom. Radiator.

**FIRST FLOOR LANDING:** Double doors to a built-in storage cupboard and door to a separate built-in storage cupboard. Loft access. Doors to:

**BEDROOM ONE:** Double bedroom with windows to the front. Radiator.

**BEDROOM TWO:** Rear aspect double bedroom. Radiator.

**BATHROOM:** Fully tiled walls. Panelled bath with a mixer shower attachment over. Close-coupled WC, pedestal hand wash basin and a radiator.

**STUDIO ANNEXE:** The studio annexe is attached to one side of the property, also created following extension works. The annexe has separate gated access to one side of the front garden with a small patio area to the front French doors which provide access. Internally, the studio provides an open-plan theme including living, dining and bedroom space as well as a kitchen and an ensuite shower room.

**REAR GARDEN:** Covered patio area adjacent to the rear of the property, currently set up for alfresco dining. The remainder of the garden is laid to lawn with a raised vegetable border. Garden shed and gated rear access to the allocated parking spaces.

**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.

