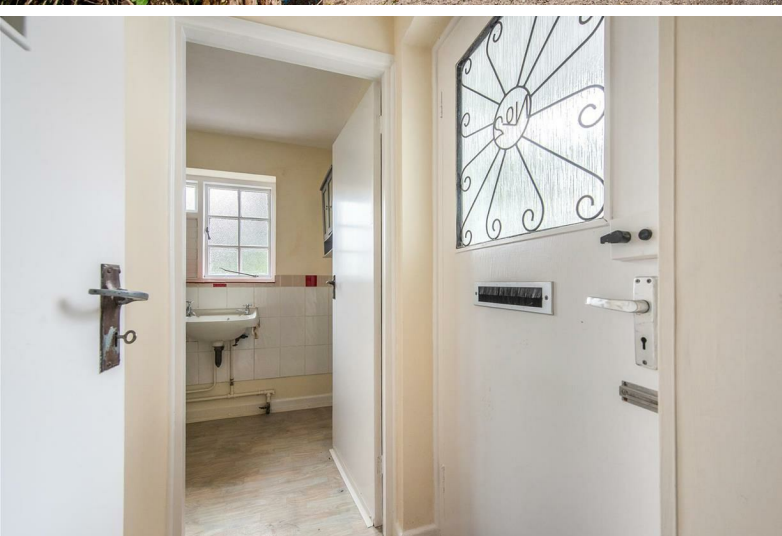


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2 White Houses, Weyhill, Andover, SP11 0QQ
Asking Price £250,000



2 White Houses, Weyhill Andover, Asking Price £250,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Graham & Co are pleased to offer to the market this individual one-bedroom semi-detached cottage, occupying a particularly generous plot of approximately 0.25 acre and offering an exciting opportunity for a purchaser looking for a property with considerable scope for improvement and potential extension, subject to the necessary consents.

The property has most recently been used as a rental property and is now offered for sale vacant and with no onward chain. Whilst perfectly capable of providing accommodation in its existing form, the cottage would benefit from updating and modernisation and represents an excellent opportunity for a buyer wishing to create a home to their own specification.

The existing accommodation extends to approximately 543 sq ft (50.5 sq m) and is arranged over two floors.

On the ground floor, the entrance leads into the accommodation with a sitting room measuring approximately 11'10" x 10'8" (3.61m x 3.25m). This characterful reception room benefits from windows providing good natural light, together with a fireplace forming a focal point.

The kitchen measures approximately 10'8" x 6'8" (3.25m x 2.03m) maximum and is fitted with a range of units, work surfaces, sink and cooking facilities. Also situated on the ground floor is the bathroom, fitted with a bath, wash hand basin and WC.





Stairs rise to the first-floor landing and a particularly generous double bedroom measuring approximately 14'2" x 11'4" (4.32m x 3.45m). The room incorporates useful storage, with areas of reduced headroom due to the cottage-style roofline.

Outside is where this property really comes into its own. The cottage stands within a substantial plot extending to approximately 0.25 acre, providing a considerable area of garden predominantly laid to grass and enclosed by a mixture of established trees, hedging and boundaries.

The scale of the grounds in relation to the existing cottage is likely to be of particular interest to buyers looking for a property they can enhance over time. There appears to be considerable space around the existing dwelling, providing potential to extend and reconfigure the accommodation, subject in all cases to obtaining the required planning permission, building regulations approval and any other necessary consents. Prospective purchasers should make their own enquiries regarding any proposals they may have.

A further significant feature is the detached timber garage/workshop, measuring approximately 22'0" x 12'6" (6.70m x 3.81m) and providing approximately 274 sq ft (25.5 sq m) of





APPROXIMATE GROSS INTERNAL AREA = 543 SQ FT / 50.5 SQ M
GARAGE / WORKSHOP = 274 SQ FT / 25.5 SQ M
TOTAL = 817 SQ FT / 76.0 SQ M

GRAHAM & Co



GROUND FLOOR
309 SQ FT / 28.7 SQ M



FIRST FLOOR
235 SQ FT / 21.8 SQ M

= Reduced headroom below 1.5m / 5'0"



**(NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1325586)

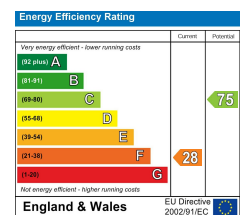
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.