

Wisley Road, Andover, SP10

Approximate Area = 726 sq ft / 67.4 sq m
 Garage = 129 sq ft / 11.9 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 931 sq ft / 86.3 sq m
 For identification only - Not to scale

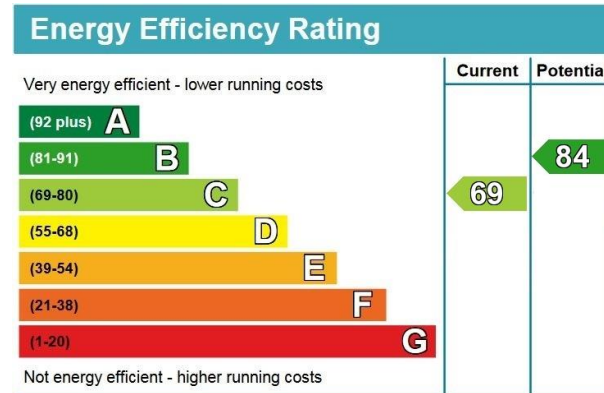


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Wisley Road, Andover

Guide Price £325,000 Freehold



- Hallway
- Dining Room
- 3 Bedrooms
- Driveway & Garage

- Sitting Room
- Kitchen
- Shower Room
- Good Sized Garden

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:

This semi-detached house is tucked away at the end of a cul-de-sac close to local amenities and well regarded schools. The well presented accommodation comprises hallway, sitting room, dining room, kitchen, three bedrooms and a shower room. Outside there is driveway parking leading to a garage whilst a particular feature of the property is the good sized and secluded rear garden.

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.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor and door to:

SITTING ROOM:

Window to front. Understairs cupboard, fireplace and open access to:

DINING ROOM:

French doors to garden and arch to:

KITCHEN:

Window and door to rear garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and eye level double oven/microwave. Integral fridge and dishwasher.

FIRST FLOOR LANDING:

Window to side and doors to:

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front and loft access.

BEDROOM 3:

Window to front. Airing cupboard with hot water tank.

SHOWER ROOM:

Window to rear. Shower cubicle, vanity cupboard with wash hand basin and WC with concealed cistern, heated towel rail.

OUTSIDE:

To the front there is an area of crazy paving with a path to the front door. A driveway offers parking for one car and access to the garage. A gate to the side leads to the rear garden.

GARAGE:

Single garage with up and over door, power, light, rear door to garden, wall mounted boiler (new Nov 2021), space and plumbing for washing machine.

REAR GARDEN:

The good sized rear garden is a particular feature of the property and benefits from being non-overlooked. Patio area adjacent to the house leading to an area of lawn with shrub beds, a summerhouse and shed.

TENURE & SERVICES:

Freehold. Mains water, drainage, 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.

