

Vigo Road, SP10

Approximate Gross Internal Area = 94.5 sq m / 1018 sq ft
 Approximate Garage Internal Area = 12.8 sq m / 138 sq ft
 Approximate Total Internal Area = 107.3 sq m / 1156 sq ft

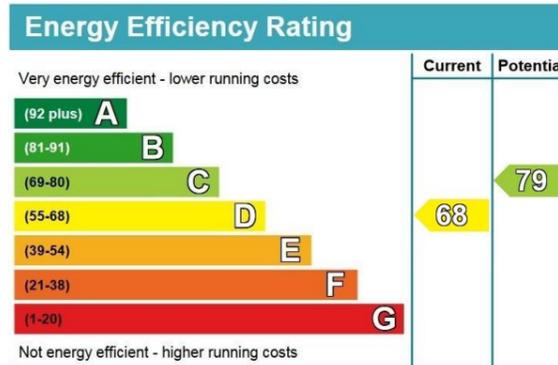


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Vigo Road, Andover

Guide Price £350,000 Freehold



- Hallway
- Dining Room
- Conservatory
- Bathroom
- Garage & Car Port
- Living Room
- Kitchen
- 3 Bedrooms
- Driveway Parking
- Mature 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:

Offered for sale with no onward chain, this semi-detached house is located in a popular residential area close to local amenities and schools. The accommodation comprises entrance porch, hallway with stairs to the first floor, a living room, dining room, kitchen, conservatory with doors to the garden, three first floor bedrooms and a bathroom. To the front there is generous driveway parking with a car port and leading to a garage whilst to the rear there is a mature garden with a shed.

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:

Double sliding doors into **ENTRANCE PORCH** with tiled floor and part glazed door into:

HALLWAY:

Stairs to first floor and doors to:

LIVING ROOM:

Window to front. Chimney breast with mock stone finish and electric fire.

DINING ROOM:

Understairs storage cupboard and folding doors to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven/grill. Integral dishwasher, space and plumbing for washing machine and door to:

CONSERVATORY:

Double aspect with doors to the garden.

FIRST FLOOR LANDING:

Window to side. Loft access, airing cupboard with gas combi boiler and doors to:

BEDROOM 1:

Window to rear. Range of fitted wardrobe cupboards and drawers including over bed cupboards.

BEDROOM 2:

Window to front. Fitted cupboard with shelving and wardrobe cupboard.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. Walk-in shower/bath, wash hand basin and WC.

OUTSIDE:

To the front there is an area of lawn with a retaining wall and a gated driveway offering generous parking and access to a **CAR PORT** and **GARAGE**.

REAR GARDEN:

Mature garden with a patio adjacent to the property. The remainder is laid to lawn with shrubs, flower borders and a path to the 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.

