

**Eastfield Road, SP10**  
 Approximate Gross Internal Area = 87.3 sq m / 940 sq ft  
 Approximate Outbuilding Internal Area = 7.4 sq m / 80 sq ft  
 Approximate Total Internal Area = 94.7 sq m / 1020 sq ft

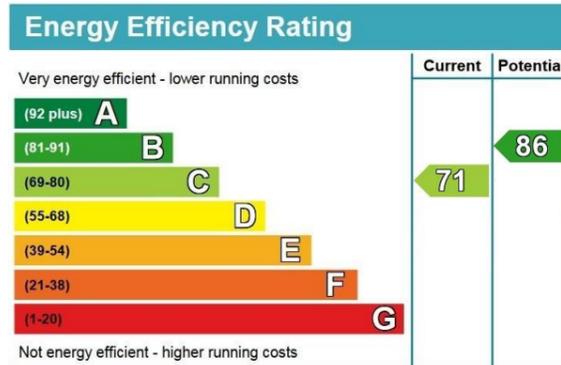


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Eastfield Road, Andover**

**Guide Price £274,400 Freehold**



- No Onward Chain
- Living Room
- Kitchen
- Two Double Bedrooms
- Driveway Parking
- Entrance Lobby
- Dining Room
- Conservatory
- Good-Sized Bathroom
- Practical Rear 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.



**DESCRIPTION:** Available to the property market with No Onward Chain, this Edwardian end-of-terrace house has been extensively updated by the current owners to provide a modern home whilst maintaining a characterful charm throughout. The property would make a perfect first step onto the property ladder and benefits from an excellent location along with driveway parking. Well-presented throughout, the accommodation comprises an entrance lobby, a living room with an open-plan flow into a dining room, a kitchen, a conservatory, two double bedrooms and a good-sized bathroom. Outside to the rear is a practical, low-maintenance garden with storage and the added bonus of a fully functioning WC.

**LOCATION:** Eastfield Road is a quiet, established residential road located in the heart of Andover linking Adelaide Road with Recreation Road. The property is a short distance away from Vigo Recreation Park with Andover's town centre amenities almost on the doorstep. Andover College, The Lights theatre, Odeon Cinema, and Leisure Centre are also all a short distance away, as are schools catering for all age groups. The mainline railway station is less than a mile away and 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. Open countryside is never far away from Andover with outlying villages to explore in all directions, including the Test Valley and the small town of Stockbridge. Stockbridge straddles the River Test which flows through its high street and offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

**OUTSIDE:** The property frontage includes driveway parking for one vehicle and a path to one side of the property providing access into the rear garden and the rear of the property. A path with a low-level brick-walled border to one side of the driveway leads to the front door.

**ENTRANCE LOBBY:** Cloaks hanging space. Consumer unit. Internal solid oak door into:

**LIVING ROOM:** Window to the front. Media wall with recesses for TV, sound bar, display storage and a modern contemporary electric fire. Radiator. Open plan through to:

**DINING ROOM:** Rear aspect dining room. Stairs to the first floor and door to a built-in, understairs storage cupboard. Radiator. Door to:

**KITCHEN:** Window to the side. Recently fitted, modern, contemporary kitchen with a range of eye and base-level cupboards and drawers with solid oak worksurfaces and polished tiled splashbacks. Inset composite sink and drainer, inset ceramic hob with an extractor over and built-in, eye-level double ovens and grill. Integrated fridge freezer, dishwasher and bin storage. Kick-board lighting and a radiator. Part glazed solid oak door to:

**CONSERVATORY:** Glazed to three sides. Space and plumbing for a washing machine and a tumble dryer. An external door provides access to the rear garden.

**LANDING:** Loft access. Space for storage. Doors to:

**BEDROOM ONE:** Good-sized double bedroom with a window to the front. Radiator.

**BEDROOM TWO:** Double bedroom with a sash-style window to the rear. Double doors to fitted wardrobe storage with additional storage above. Radiator.

**BATHROOM:** Good-sized, modern bathroom with a sash-style window to the rear. Vinyl flooring and subway tiled walls. Double walk-in shower enclosure with a rainfall shower system, clawfoot, roll-top bath tub with a mixer shower attachment, concealed cistern WC, bespoke vanity hand wash basin on a solid wood plinth and a heated towel rail.

**REAR GARDEN:** Patio adjacent to the rear of the property with gated access to the path leading to the front of the property. UPVC doors to an attached brick store alongside an attached external WC. The patio has low-level retaining walls bordering a limestone-chipped hard-standing seating area, with the remainder of the garden laid to lawn with a block paved path leading to a block and rendered garden shed.

**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.

