

**Hampton Road, SP11**  
 Approximate Gross Internal Area = 75.6 sq m / 814 sq ft  
 Approximate Garage Internal Area = 18 sq m / 194 sq ft  
 Approximate Total Internal Area = 93.6 sq m / 1008 sq ft

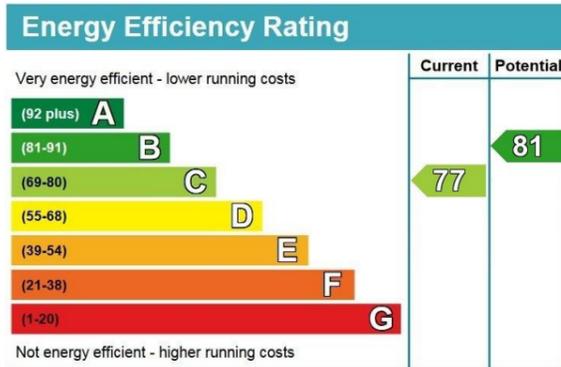


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Hampton Road, Andover**

**Guide Price £350,000 Freehold**



- Hallway
- Cloakroom
- Master Bedroom
- 2 Further Bedrooms
- Garage & Driveway

- Kitchen/Breakfast Room
- Living Room
- Ensuite Shower Room
- Bathroom
- Enclosed 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 link detached house is located on the edge of Augusta Park close to local amenities and countryside walks. The accommodation comprises hallway with stairs to the first floor, a kitchen/breakfast room with fitted appliances, a cloakroom, living room with French doors to the garden, a master bedroom with an ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking leading to a garage and an enclosed garden to the rear.

**LOCATION:**

The property is located on the popular Augusta Park development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor with understairs cupboard and doors to:

**KITCHEN/BREAKFAST ROOM:**

Window to front. 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 oven below. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted combi boiler.

**CLOAKROOM:**

WC and wash hand basin.

**LIVING ROOM:**

Windows and French doors to rear garden.

**FIRST FLOOR LANDING:**

Window to side. Loft access and doors to:

**MASTER BEDROOM:**

Window to front. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:**

Window to front. Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to side. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is a hedge and a path to the front door. A driveway to the side offers parking for several cars and access to:

**GARAGE:**

Up and over door, power, light and a side door to the garden.

**REAR GARDEN:**

Patio area adjacent to the house with an outside tap and gated access to the driveway. The remainder is laid to lawn with flower borders and trees with a path to the garage.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

