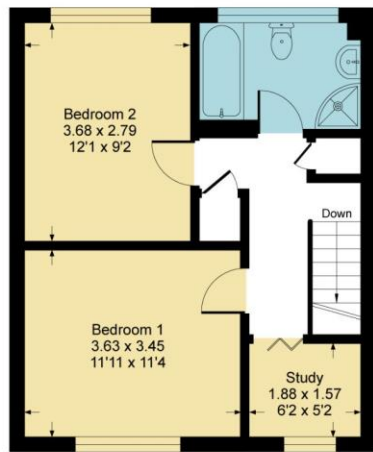
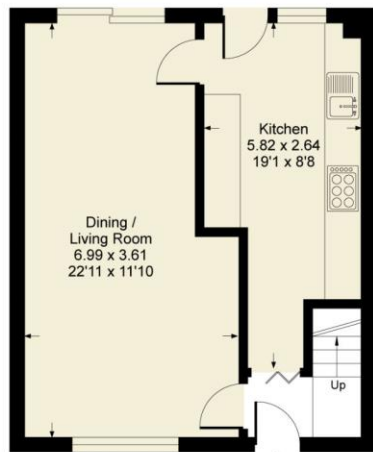


Highlands Road, SP10
 Approximate Gross Internal Area = 78.7 sq m / 848 sq ft



First Floor



Ground Floor

IN

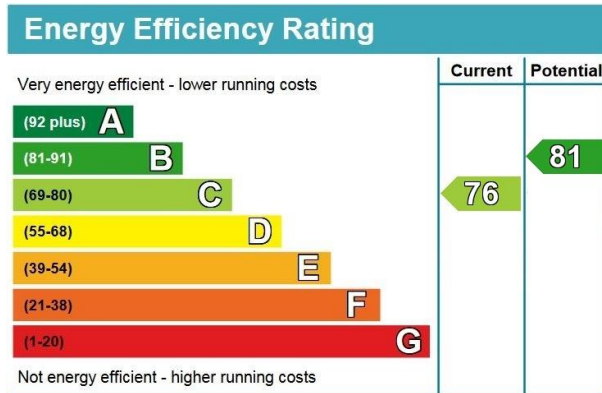


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Highlands Road, Andover

Guide Price £287,500 Freehold



- Hallway
- Large Kitchen
- Bathroom

- Living/dining Room
- 3 Bedrooms
- 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

This terraced house is located close to Ladies Walk, the town centre and local amenities, including schools and a shop, and also benefits from new windows, a front door, boiler and bathroom. The accommodation comprises hallway, living/dining room, good sized kitchen, two good sized bedrooms, a small third bedroom/study and a bathroom. Outside there is an enclosed front garden whilst a particular feature of the property is the good sized and non-overlooked 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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor and doors to:

LIVING/DINING ROOM:

Window to front and patio doors to garden. Door to:

KITCHEN:

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Smeg range cooker with extractor over. Space and plumbing for washing machine, dishwasher and tumble drier. Space for under work surface fridge and freezer.

FIRST FLOOR LANDING:

Loft access, shelved storage cupboard and airing cupboard with wall mounted boiler (new 2024 with a 10 year guarantee).. Doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear with far reaching views.

BEDROOM 3/STUDY/STORE:

Small room with a window to the front. This could be used as a cot room, study or for storage.

BATHROOM:

Window to rear. Re-fitted in 2022 with a panelled bath, separate shower cubicle, vanity cupboard with wash hand basin and a WC.

OUTSIDE:

To the front there is an enclosed garden and a gated path with steps to the front door.

REAR GARDEN:

The good sized garden is a particular feature of the property. Patio area adjacent to the house with a path leading to the remainder which is mainly lawn with trees, shrub borders, a further patio area, a shed and a rear access gate.

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.

