



28 South End Road, Andover, SP10 2DN
Guide Price £299,950

We are very pleased to present this spacious family home, located on the outskirts of Andover Town and within good proximity to shops and nearby schools. Upon entry to the house, you are greeted by the carpeted hallway, servicing the generous living room immediately to the front of the house, with bay window and fireplace. Further down the hallway is the spacious dining room. To the end of the hallway lies the galley kitchen with separate utility area and cloakroom further through. Upstairs are three good-sized bedrooms, two of which are generous double bedrooms, and the third being a good sized single bedroom/small double bedroom. The family bathroom is located upstairs and comprises shower over bath and part tiled walls. The front garden offers potential driveway parking for two cars if a dropped kerb is approved by Test Valley Borough Council. The private rear garden is enclosed by fencing.

Entrance Hallway

Door to front, double glazed window to side, under stairs storage area where gas boiler is located, radiator and stairs to first floor.

Living Room 11'10" x 11'6" (3.61m x 3.51m)

Double glazed bay window to front, fireplace, radiator, telephone point, TV point.

Dining Room 14'1" x 10'6" (4.29m x 3.20m)

Double glazed window to rear, radiator.

Kitchen 10'6" x 7'7" (3.20m x 2.31m)

A range of wall and base units with work surface, a large double glazed window to side, sink with drainer, part tiling, single oven with gas hob and extractor over, space for fridge freezer and door to utility area.

Downstairs Cloakroom

W/C

Utility Area

Space and plumbing for washing machine and tumble drier.

First Floor Landing

Double glazed window to side, airing cupboard and doors to;

Bedroom One 14'1" x 10'6" (4.29m x 3.20m)

Double glazed window to rear, radiator, loft access.

Bedroom Two 10'2" x 9'6" (3.10 x 2.90)

Double glazed window to front, radiator.

Bedroom Three 10'6" x 7'7" (3.20m x 2.31m)

Double glazed window to rear, radiator.

Family Bathroom

Obscure double glazed window to front, bath with

mixer taps and shower over, wash hand basin, W/C, towel radiator and part tiling.

Front Approach

Enclosed front garden with side path for access to rear garden.

Rear Garden

Enclosed rear garden with slab patio area and grass area. Enclosed rear garden with decked patio, shed, raised flowerbeds, mainly laid to lawn and being fenced surround.

Services

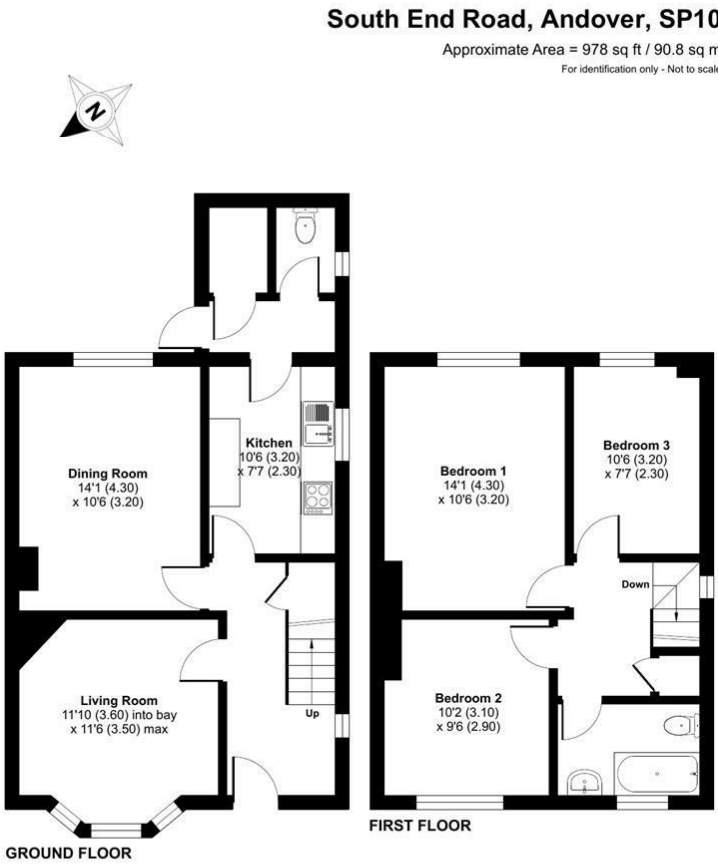
Mains water, drainage, gas and electric are connected.

LOCAL AREA

Situated within close proximity of the delightful Ladies Walk, Harewood Forest and the bluebell fields. It is well-connected to various transport links. Andover Railway Station is about 1.5 miles away. The A303 is also nearby, providing access to London and the West Country. Bus services operate regularly throughout the town, providing easy access to neighbouring towns and villages. Andover offers a range of leisure facilities, including the Andover Leisure Centre, which offers a gym, fitness classes, swimming pools, and a sports hall. The town also has a cinema, The Lights Theatre, a bowling alley, and various pubs and restaurants. There are several schools located in close proximity including the popular Anton Primary School, Vigo Junior School, Andover Church of England Primary School and Rookwood Independent School. There are also several nursery schools and further education colleges located in Andover.

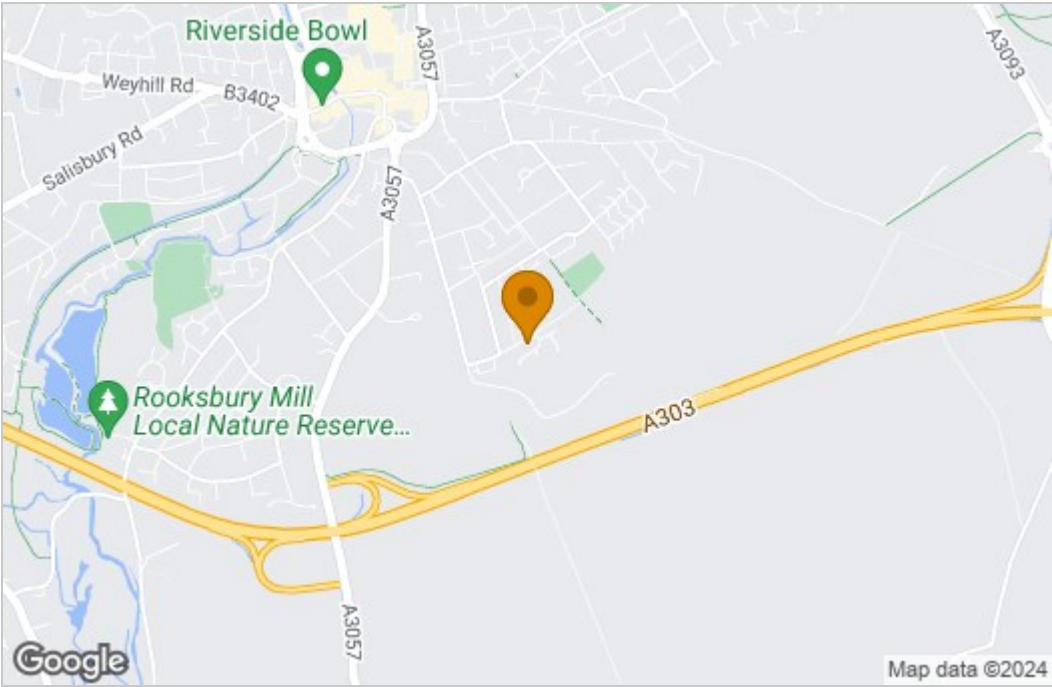


Floor Plan

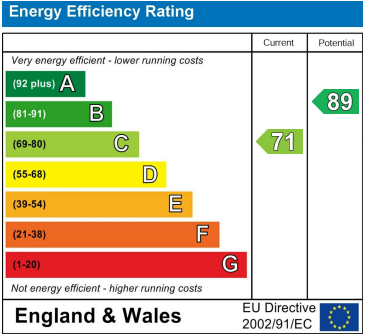


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashwells Estate Agents Ltd. REF: 1140970

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.