



100 Vespasian Road,
Andover, Hampshire SP10 5JP

£245,000 Freehold

We are pleased to offer this three bedroom semi-detached house situated on the Roman Way development to the north side of Andover, offered with vacant possession and the accommodation comprises of; entrance porch, downstairs cloakroom, kitchen/dining room, lounge and on the first floor; three bedrooms and a bathroom. Outside the property offers gardens to the front and rear.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LOUNGE OPENING ONTO REAR GARDEN
- SOLD WITH NO CHAIN
- CALL US TODAY TO VIEW
- FRONT AND REAR GARDENS
- DOWNSTAIRS CLOAKROOM



Entrance Porch

Double glazed entrance door, textured ceiling.

Cloakroom

Opaque window to front elevation, suite comprising wall mounted sink with tiled splashback and low level WC

Dining Area 11'11 x 7'8 (3.62 x 2.34m)

Textured ceiling, wood effect laminate flooring, double radiator, open to

Kitchen 11'11 max x 5'6 max (3.62 x 1.68m)

Double glazed window to front, modern white kitchen with range of floor and wall mounted units, electric oven and built-in electric hob, single drainer sink unit, space for washing machine, space for fridge/freezer, wall mounter gas boiler.

Lounge 14'10 max x 13'6 max (4.53 x 4.12m)

Double glazed sliding patio doors to rear, stairs to first floor, under stairs storage cupboard, double radiator

First Floor Landing

Access to loft, built-in airing cupboard, built-in storage cupboard

Bedroom One 13'5 x 8'10 (4.09 x 2.69m)

Double glazed window to rear, textured ceiling, radiator

Bedroom Two 10'10 x 7'4 (3.31 x 2.24m)

Double glazed window to front, textured ceiling, radiator

Bedroom Three 11'11 x 5'10 (3.63 x 1.75m)

Double glazed window to front, textured ceiling, radiator

Bathroom

Frosted window to side, suite comprising panelled bath with independent electric shower over, pedestal wash hand basin and low level WC, textured ceiling, wall mounted electric fan heater

Outside

The front garden is mainly laid to lawn enclosed by half height timber panel fencing, path to front door

The rear garden is mainly laid to lawn with patio area, timber garden shed, gate to side, enclosed by timber fencing

Agents Note- Draft Copy of particulars

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.