





# Old Down Road

Ashwells are pleased to offer this three bedroom semi detached family home located in a quiet cul de sac close to the station. The property could benefit from some upgrading and has potential for extending (STPP), benefits from a well proportioned rear garden, dining room, kitchen/breakfast room, living room and comes to the market with no chain..

THREE BEDROOMS  
GENEROUS GARDEN  
NO CHAIN  
KITCHEN/BREAKFAST ROOM  
DINING ROOM  
LIVING ROOM  
POTENTIAL TO EXTEND STPP  
CUL DE SAC





## ENTRANCE

## HALLWAY

Part glazed front door, radiator, window to side aspect and under stairs cupboard.

## LIVING ROOM

Feature fireplace with tiled hearth, window to front aspect, radiator and arch to dining room.

## DINING ROOM

Ample room for table and chairs, radiator and patio doors to rear garden.

## KITCHEN

A range of eye and base level units with worktop over, sink with drainer, space for appliances, window and door to rear and window to side aspect.

## OUTER HALLWAY

Lean to conservatory, downstairs cloakroom, utility room and door to side aspect.

## FIRST FLOOR

## LANDING

Airing cupboard housing wall mounted boiler.

## BEDROOM THREE

Radiator, cupboard and window to front aspect.

## BEDROOM ONE

Built in wardrobe, radiator and window to front aspect.

## BEDROOM TWO

Fitted wardrobe, built in cupboards, feature fire place and window to rear aspect.

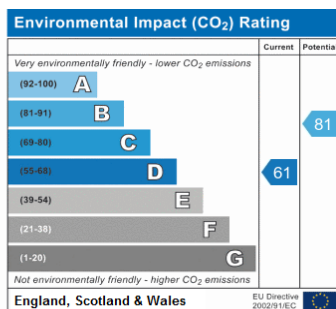
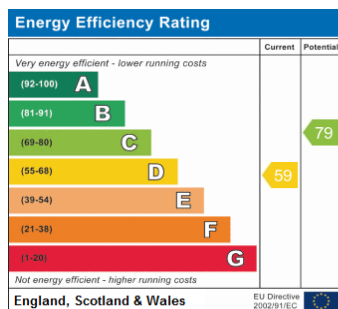
## WET ROOM

Obscure glass window to side aspect, shower, low level wc and hand basin.

## OUTSIDE

To the front of the property there is a driveway with a path to the front door and and side access. The large rear garden has an array of plant and shrub areas and a vegetable patch with a stepped concrete path meandering through to the back.

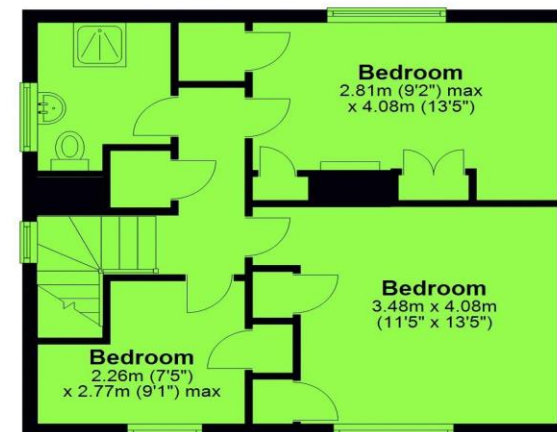




**Ground Floor**  
Approx. 57.2 sq. metres (616.0 sq. feet)



**First Floor**  
Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

EXCLUSIVE TO ASHWELLS PROPERTY AGENT, ANDOVER  
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Plan produced using PlanUp.



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