



Connells

Clarence Court Bridge Street
Andover

Clarence Court Bridge Street Andover SP10 3FD

for sale
£185,000



Property Description

Occupying a town centre location and offered for sale with NO ONWARD CHAIN is this two-bedroom 3rd floor apartment. The accommodation comprises hallway, sitting/dining room with balcony, kitchen, principal bedroom with ENSUITE shower room, a second bedroom and a bathroom. Outside there is an allocated parking space.

Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



Accommodation

Entrance Hall

Double glazed window to side aspect, cupboard housing central heating boiler and radiator.

Lounge

13' 9" x 14' 9" (4.19m x 4.50m)

Sliding doors to side aspect leading to balcony, double glazed windows to the rear aspect, radiators and telephone / television point.

Kitchen

7' 1" x 10' 9" (2.16m x 3.28m)

Double glazed window to the rear aspect, a range of wall / base mounted units, 1 1/2 sink with drainer, electric hob, fan assisted oven and cooker hood.

Bedroom One

9' 7" x 14' 2" (2.92m x 4.32m)

Double glazed window to the side elevation and radiator.

Ensuite

WC, wash hand basin, shower cubicle and radiator.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

Double glazed window to the rear elevation and radiator.

Bathroom

WC, wash hand basin with vanity unit, bath with overhead shower and radiator.

Outside

The property has one allocated parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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23-25 Winchester House, Winchester Street
 ANDOVER SP10 2EA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/ADV309089

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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