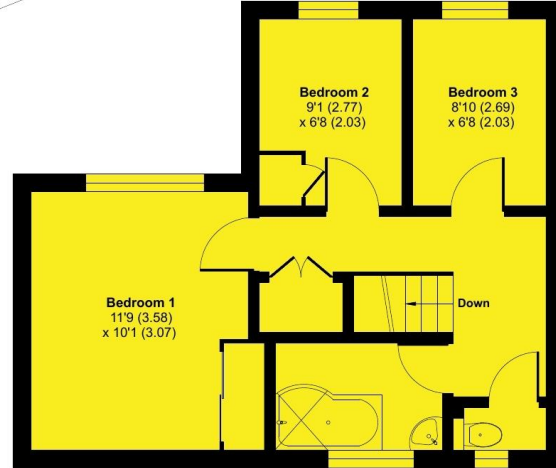
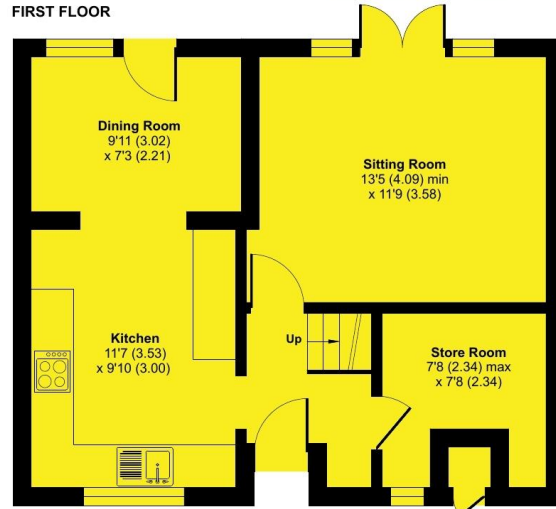


Mersey Court, Andover, SP10

Approximate Area = 868 sq ft / 81 sq m
 Outbuilding = 4 sq ft / 0.3 sq m
 Total = 872 sq ft / 81 sq m
 For identification only - Not to scale



FIRST FLOOR



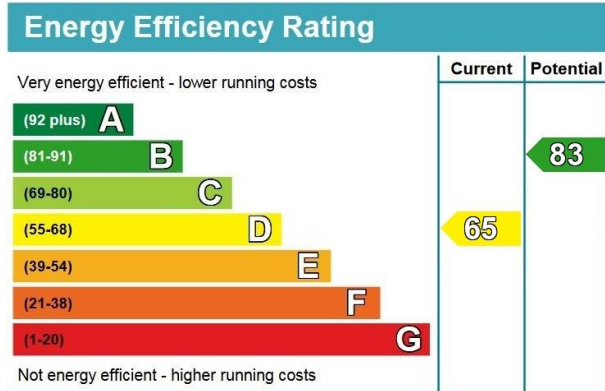
GROUND FLOOR

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Austin Hawk Ltd. REF: 922680



Mersey Court, Andover

Guide Price £235,000 Freehold



- Hallway
- Dining Area
- Walkin Store
- Bathroom

- Kitchen
- Sitting Room
- 3 Bedrooms
- South Facing 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
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

A perfect first home or investment opportunity, this Mersey Court property is deceptively spacious and offered for sale with no onward chain. Located in an established development close to many local amenities, the accommodation comprises hallway, open plan kitchen/dining room, sitting room, walk in store room, three bedrooms and a bathroom with separate WC. Outside there is a low maintenance, south facing rear garden with communal parking available from the front of the property.

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: Front door into:

HALLWAY:

Stairs to first floor and door to:

WALK IN STORE ROOM:

Window to front. Generous storage space which could be utilised as a study if desired.

SITTING ROOM:

French doors to rear garden.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher, space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler and open access into:

DINING AREA:

Window and door to rear garden.

FIRST FLOOR LANDING:

Double wardrobe cupboard with storage above. Loft access and doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboard.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. P shaped bath with rainfall shower over, wash hand basin, heated towel rail and fully tiled walls.

CLOAKROOM:

Window to front and WC.

OUTSIDE:

Accessed from the communal parking area via a pathway there is a small front garden bordered by picket fencing and a path to the front door.

REAR GARDEN:

Low maintenance and south facing garden with a raised decking area adjacent to the house and a paved seating area. The remainder is laid to lawn with a path to the 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.

