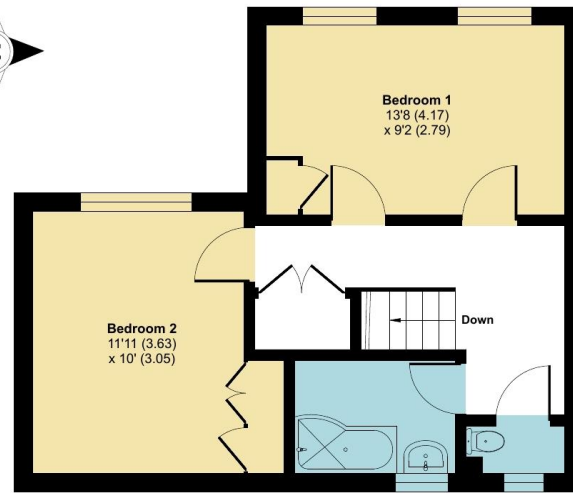
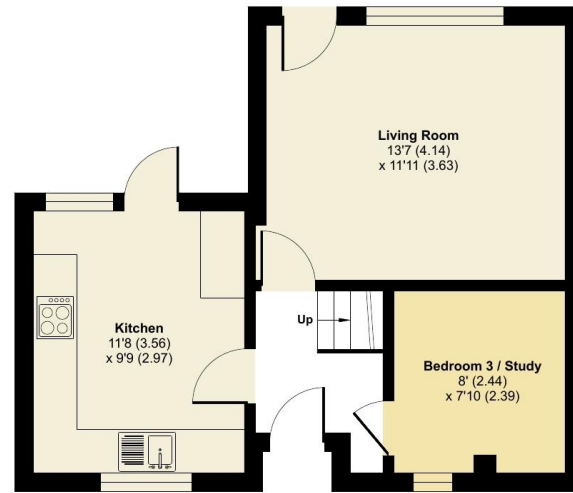


Mersey Court, Andover, SP10

Approximate Area = 807 sq ft / 74.9 sq m
For identification only - Not to scale



FIRST FLOOR



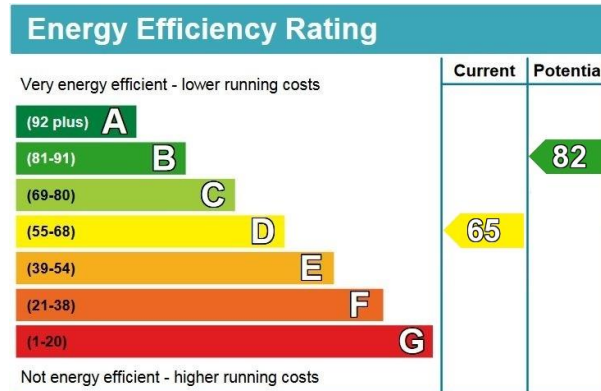
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1081355 



Mersey Court, Andover

Guide Price £215,000 Freehold



- Hallway
- Sitting Room
- 2 Bedrooms
- Enclosed Garden

- Kitchen/Breakfast Room
- Study/Bedroom 3
- Bathroom
- Communal Parking

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:

Austin Hawk are delighted to offer this terraced house located on the outskirts of the town. The accommodation comprises hallway, kitchen/breakfast room, sitting room, study/bedroom 3, two first floor bedrooms and a bathroom with separate WC. Outside there is an enclosed garden with a decking area and shed with gated access to the communal parking.

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 doors to:

KITCHEN/BREAKFAST ROOM:

Windows to front and rear with door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Free standing cooker, space and plumbing for washing machine and slimline dishwasher. Space for fridge/freezer, breakfast bar and wall mounted boiler.

SITTING ROOM:

Window to rear and door to garden.

STUDY/BEDROOM 3:

Window to front.

FIRST FLOOR LANDING:

Loft access and airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1:

Windows to rear and fitted cupboard. This was originally two bedrooms and could be converted back.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Window to front. P shaped bath with shower over, vanity cupboard with wash hand basin and heated towel rail.

CLOAKROOM:

Window to front and WC.

OUTSIDE:

To the front there is a fully enclosed paved area.

REAR GARDEN:

Decked seating area adjacent to the house whilst the remainder is laid to lawn. There is a shed and a path to the rear access gate leading to the communal parking. We are told that the kerb could be dropped to create personal off road parking.

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.

