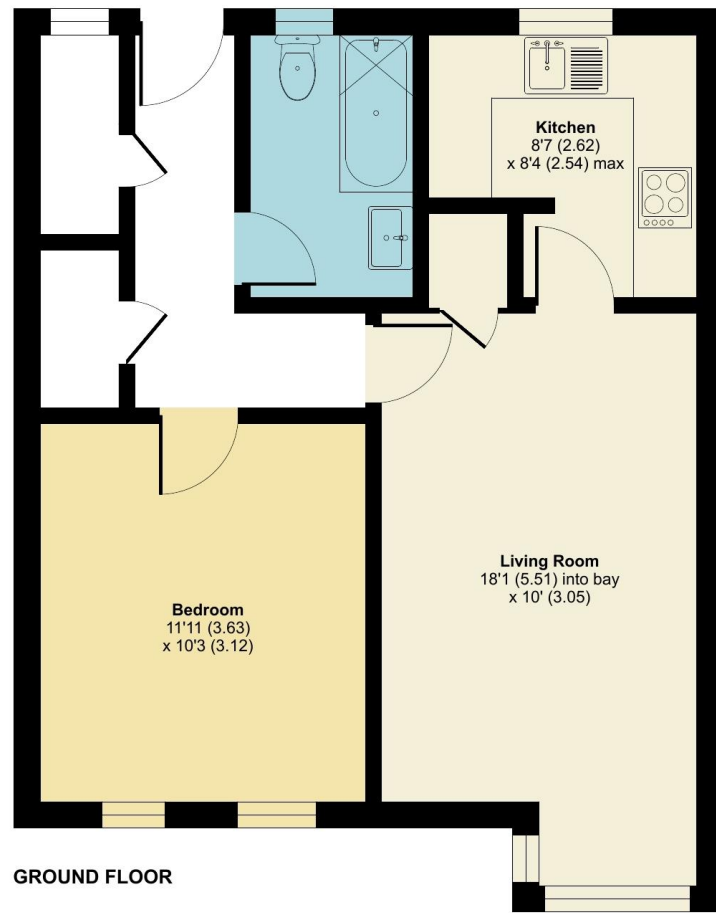


Beales Close, Andover, SP10

Approximate Area = 520 sq ft / 48.3 sq m
For identification only - Not to scale



GROUND FLOOR

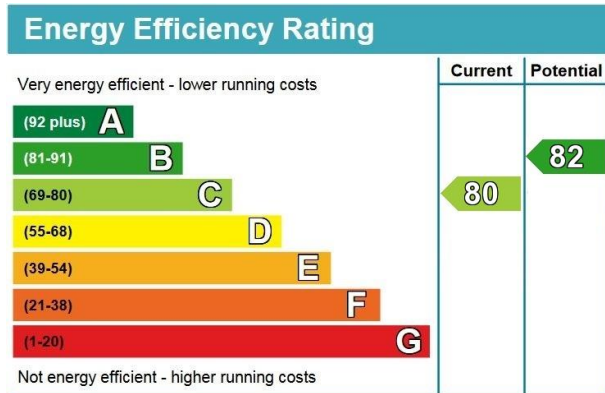


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1079060



Beales Close Andover

Guide Price £130,000 Leasehold



- **First Floor**
- **Sitting Room**
- **Bedroom**
- **Permit Parking**

- **Hallway**
- **Kitchen**
- **Bathroom**
- **Town Centre Location**

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
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DESCRIPTION:

A first floor flat located very close to the town centre which, in our opinion, would make an ideal first time buy or buy to let opportunity. The accommodation comprises hallway, with two large storage cupboards, sitting room, kitchen, bedroom and bathroom. Outside there is a generous car parking area (permits available free of charge) and a bin store.

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:

Walk-in store with window to front and light. Further storage cupboard and doors to:

SITTING ROOM:

Alcove to rear with windows overlooking Vigo Road Recreation Ground. Airing cupboard with hot water tank and access to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for a freestanding cooker, space for washing machine and space for fridge/freezer.

BEDROOM:

Windows to rear.

BATHROOM:

Window to front. Bath with shower over, wash hand basin and WC.

OUTSIDE:

Car parking area which is available with a permit (free of charge) for residents. There is also a bin store and areas of grass with trees.

TENURE:

TBC

SERVICES:

Mains water, drainage and electricity are connected. Heating via electric night storage heaters.

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.

