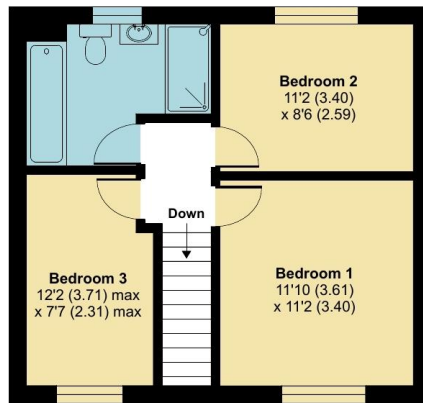


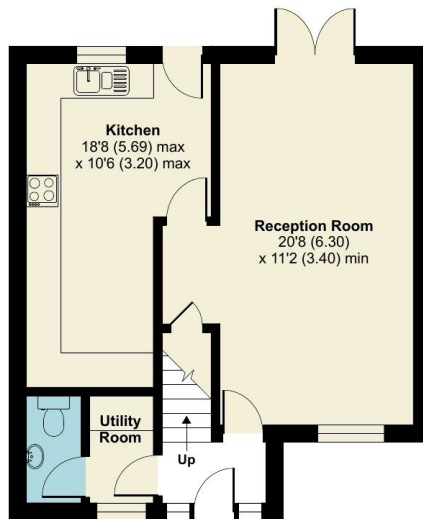


Claudius Close, Andover, SP10

Approximate Area = 992 sq ft / 92.1 sq m
For identification only - Not to scale



FIRST FLOOR



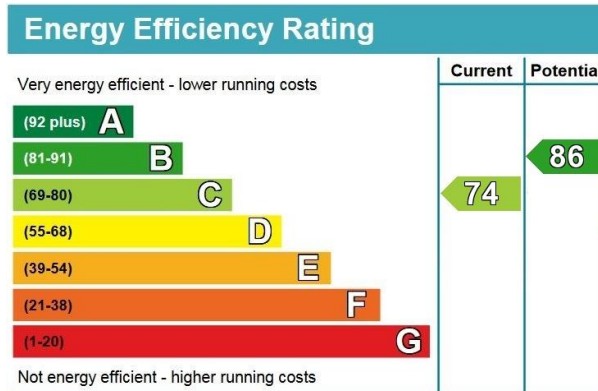
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Austin Hawk Ltd. REF: 1110097



Claudius Close, Andover

Guide Price £340,000 Freehold



- Hallway
- Utility Room
- Kitchen
- Bathroom
- Secluded Garden

- Cloakroom
- Living Room
- 3 Bedrooms
- Parking
- Planning Permission

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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DESCRIPTION:

This end of terrace house is located on the northern edge of the town and has planning permission for a single storey extension. The accommodation has been upgraded by the current owners to comprise hallway, utility room, cloakroom, large living room, contemporary kitchen, three bedrooms and a four piece bathroom. Outside there is generous off road parking to the front and a garden to the rear which benefits from an open outlook to the rear.

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:

Window to front. Stairs to first floor and doors to:

UTILITY ROOM:

Window to front. Space and plumbing for washing machine and tumble drier. Door to:

CLOAKROOM:

Vanity cupboard with wash hand basin, WC and wall mounted boiler.

LIVING ROOM:

Window to front and French doors to garden. Understairs cupboard and door to:

KITCHEN:

Window and door to rear garden. Newly fitted contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob with extractor over and eye level oven/grill/microwave. Integral dishwasher and fridge/freezer. Porcelain tiled floor.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BATHROOM:

Window to rear. Newly fitted suite comprising panelled bath, double shower cubicle, vanity drawers with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is off road parking for three cars and gated access to:

REAR GARDEN:

Attractive and good sized garden enjoying a pleasant outlook to the rear over trees. Decked seating area adjacent to the house with a pergola, outside tap and power. The remainder is laid to lawn with mature shrubs and a covered seating area to the rear.

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.

