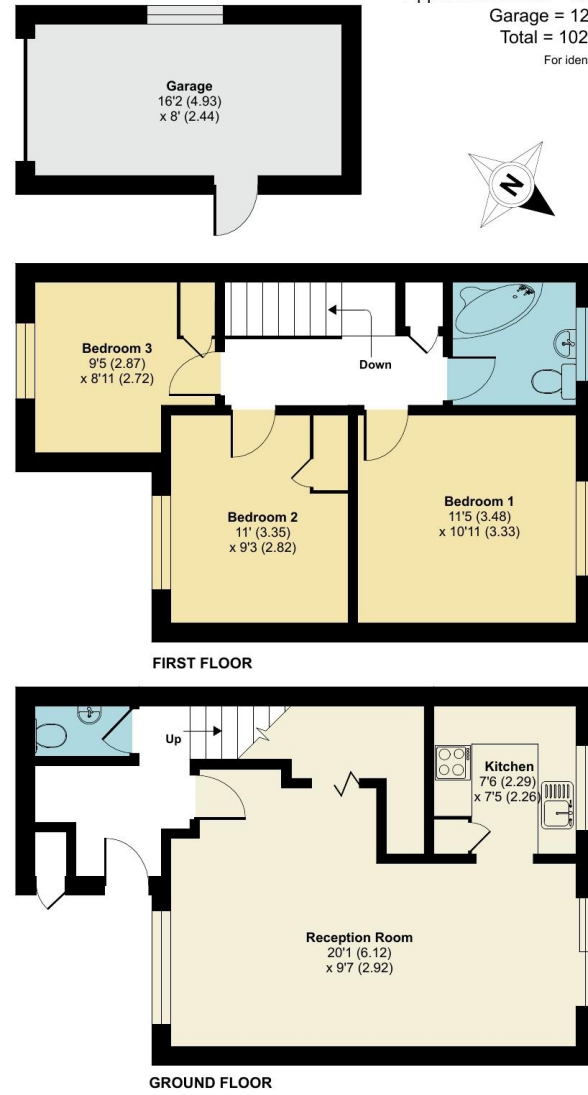


**Caesar Close, Andover, SP10**

Approximate Area = 897 sq ft / 83.3 sq m  
 Garage = 128 sq ft / 11.9 sq m  
 Total = 1025 sq ft / 95.2 sq m  
 For identification only - Not to scale

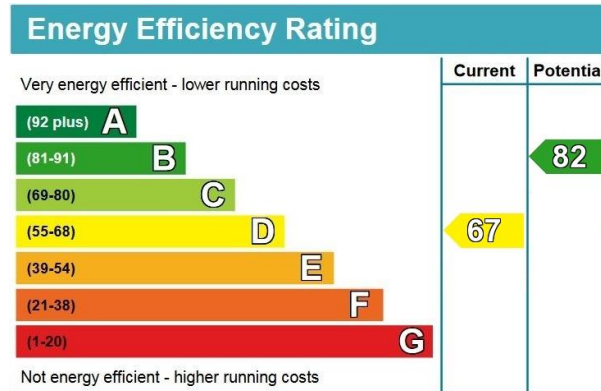


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1106085




**Caesar Close, Andover**

**Guide Price £245,000 Freehold**



- Hallway
- Sitting/Dining Room
- 3 Bedrooms
- Garage
- Enclosed garden

- Cloakroom
- Kitchen
- Bathroom
- Parking
- No Onward Chain

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:**

This end of terrace house is located on the northern outskirts of the town and is offered for sale with no onward chain. The accommodation comprises hallway, cloakroom, sitting/dining room, kitchen, three bedrooms and a bathroom. Outside there is a garage in a block with a parking space to the front and a private, enclosed, garden 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:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor, storage cupboard, wall mounted boiler and doors to:

**CLOAKROOM:**

Window to front. Wash hand basin and WC.

**SITTING/DINING ROOM:**

Window to front and walk-in understairs cupboard with light. Dining area with patio doors to garden and door to:

**KITCHEN:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Free standing gas cooker, space for fridge/freezer, space and plumbing for washing machine.

**FIRST FLOOR LANDING:**

Window to side. Access to loft with pull down ladder, airing cupboard with hot water tank and shelving, Doors to:

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to front and fitted wardrobe cupboard.

**BATHROOM:**

Window to rear. Corner bath, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn with a path to the front door and an outside store.

**GARAGE:**

Single garage located in a block with an up and over door, parking space to the front and a side door to the rear garden.

**REAR GARDEN:**

Fully enclosed and non overlook garden with a patio area adjacent to the house. Steps lead up to an area of lawn.

**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.

