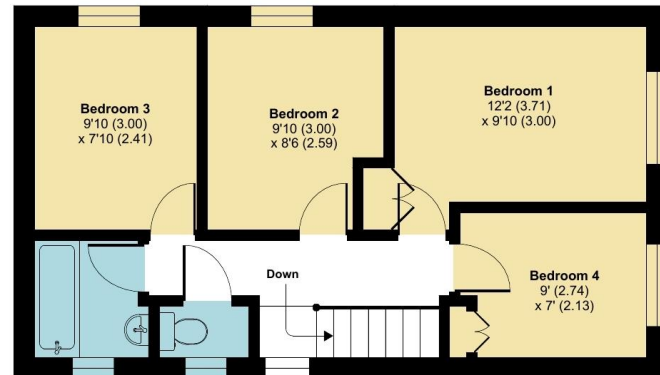
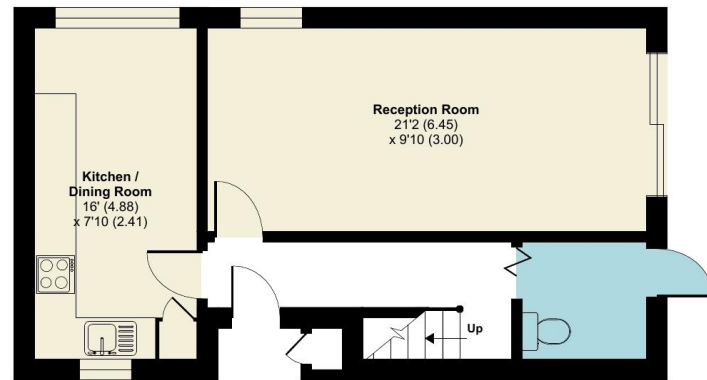


Mimosa Court, Andover, SP10

Approximate Area = 922 sq ft / 85.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

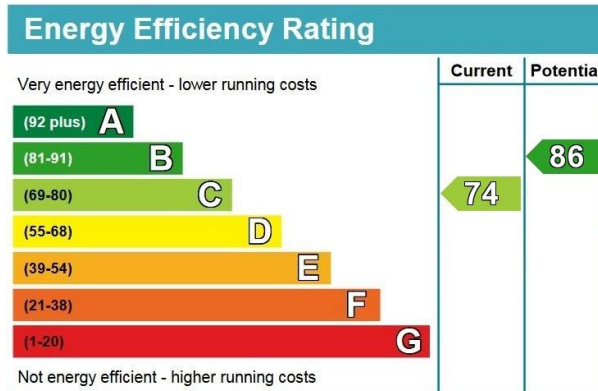


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1125206



Mimosa Court, Andover

Guide Price £265,000 Freehold



- Entrance Hallway
- Living Room
- Four Bedrooms
- WC
- Close to Schools & Amenities

- Kitchen/Dining Room
- Utility Room
- Family Bathroom
- Low Maintenance Garden
- Close to Railway Station

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: Located on the popular Floral Way development within the catchment for well-regarded schools catering for all age groups, this four-bedroomed, terraced house is deceptively spacious and offers a new owner the potential to make a perfect first family home. The property benefits from an excellent location with Andover's town centre amenities and the mainline railway station, open countryside and the nearest outlying villages all nearby, along with a convenience store and post office located on Floral Way itself. The accommodation comprises an entrance hallway, kitchen/dining room, generous living room, utility room, four bedrooms and a family bathroom with a separate WC. Outside to the rear is a practical, low-maintenance garden.

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. Mimosa Court is located within the established Floral Way development with its own convenience store and post office. Floral Way is off Salisbury Road which has its own public house, convenience store and garden centre whilst the development is well located for the town centre and other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying village of Upper Clatford also a short distance away.

OUTSIDE: Pedestrian access into Mimosa Court from both Floral Way itself and the communal parking areas. Covered recessed porch with built in storage cupboards and front door into:

ENTRANCE HALLWAY: Stairs to first floor. Cupboard housing electric meter. Consumer unit. Door to:

KITCHEN/DINING ROOM: Dual aspect with windows to the front and the rear. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for freestanding cooker and space for fridge freezer. Door to built-in storage cupboard. Wall mounted Ideal Logic c24 gas combi boiler. Space for dining. Radiator.

LIVING ROOM: Generous, dual aspect living room with a window to the rear and patio doors opening out to the rear garden. Radiators.

UTILITY ROOM: Accessed via Louvre doors at one end of the hallway. External door accessing the rear garden. Saniflow WC, space and plumbing for washing machine. Radiator.

LANDING: Window to the front. Doors to:

BEDROOM ONE: Window to the side. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Loft access.

BEDROOM THREE: Window to the front. Radiator.

BEDROOM FOUR: Window to the side. Double doors to built-in, shelved storage cupboard.

FAMILY BATHROOM: Window to the front. Panelled bath with mixer shower attachment. Vanity hand wash basin with cupboard below.

WC: Window to the front.

REAR GARDEN: Low maintenance rear garden with closeboard and panel fencing to the sides with a walled boundary to the rear. Patio adjacent to the rear of the property with the remainder laid to lawn with decorative gravel, limestone and bark chipping borders. Gated rear access.

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.

