

**Landseer Court, Andover, SP10**

Approximate Area = 843 sq ft / 78.3 sq m  
 Outbuilding = 29 sq ft / 2.6 sq m  
 Total = 872 sq ft / 80.9 sq m  
 For identification only - Not to scale

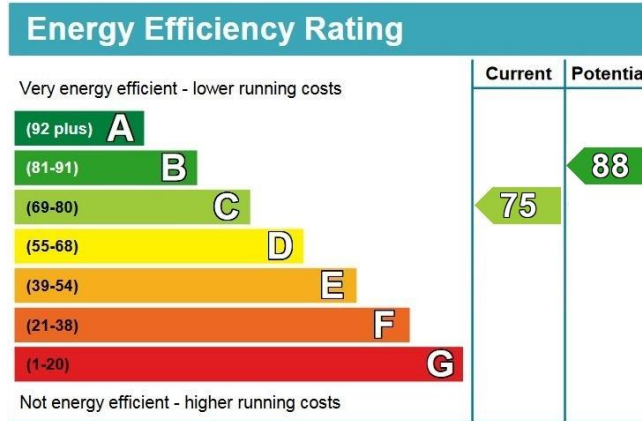


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Austin Hawk Ltd. REF: 1129772



**Landseer Court, Andover**

**Guide Price £270,000 Freehold**



- Fully renovated
- Entrance Hallway
- Kitchen/Dining Room
- Three Bedrooms
- Low Maintenance Rear Garden
- No Onward Chain
- Cloakroom
- Living Room
- Bathroom
- Close to Amenities

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.



**DESCRIPTION:** Located on the popular Artist's Way development, this three-bedroomed terraced house is tucked away in a secluded corner with a front outlook over an expansive green that forms the centre of Landseer Court itself. The location is close to many local amenities including Andover's mainline railway station and Anton Lakes Nature Reserve. The accommodation would make the ideal first home and has just been fully renovated to a high standard throughout. The vendors have created a light and airy feel to the property with a bright and neutral decor along with an open plan flow through the ground floor living space. That renovation also includes a fully landscaped, low maintenance rear garden with gated access which could be utilised for parking. The accommodation comprises entrance hallway, newly fitted kitchen/dining room, living room, cloakroom, three bedrooms and a bathroom. The property is being sold with No Onward Chain.

**LOCATION:** Landseer Court can be found within the Artists Way development which is located just north of the town centre off the ring road. The location benefits from proximity to the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is also nearby with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is nearby with its own local amenities including convenience stores, public house, church, veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages are just beyond.

**OUTSIDE:** Communal parking is plentiful either side and to the rear of Landseer Court with pathways that lead from the communal parking areas and around the green space to the front of the property. A modern, composite front door with glazed, full height side panels leads to:

**ENTRANCE HALLWAY:** Stairs to first floor. There is a newly screeded floor starting in the entrance hallway and flowing throughout the ground floor, allowing a new owner to decide on their own final flooring option. Double doors to built-in, understairs storage cupboard and door to pull-out, understairs, shoe-storage drawer. Door to built-in utilities meter cupboard. Glazed internal double doors to kitchen/dining room. Door to:

**CLOAKROOM:** Window to front. Concealed cistern WC, vanity hand wash basin with cupboard below. Heated towel rail.

**KITCHEN/DINING ROOM:** Window to front. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks throughout. Inset one and a half bowl sink and drainer, inset five burner gas hob with extractor over and oven/grill below. Space and plumbing for washing machine and dishwasher, space for fridge freezer. Space for dining and internal, glazed double doors to:

**LIVING ROOM:** Rear aspect with a full height window and French doors opening out to the rear garden. Radiators.

**STAIRS & LANDING:** The current owners have fitted neutral coloured carpet to the stairs, landing and all three bedrooms. From the landing, door to built-in storage cupboard. Doors to:

**BEDROOM ONE:** Good-sized double bedroom with window to the rear. Radiator.

**BEDROOM TWO:** Small double bedroom with a rear aspect. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the front and views over greenspace across Landseer Court. Radiator.

**BATHROOM:** Window to the front. Newly laid laminate flooring. Panelled bath with shower over and decorative bathroom wall panels within the bath enclosure. Close coupled WC, vanity hand wash basin with cupboard below. Doors to a built-in airing cupboard housing a gas combi boiler.

**REAR GARDEN:** Recently landscaped as part of the property's renovation, low maintenance, south-facing garden enclosed to both sides with closeboard fencing. Block paved patio adjacent to the rear of the property. Double gates providing access to the rear and communal parking. Retaining sleepers forming a raised flower bed to one side. The remainder is laid to gravel. Brick shed and brick BBQ. External tap.

**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.

