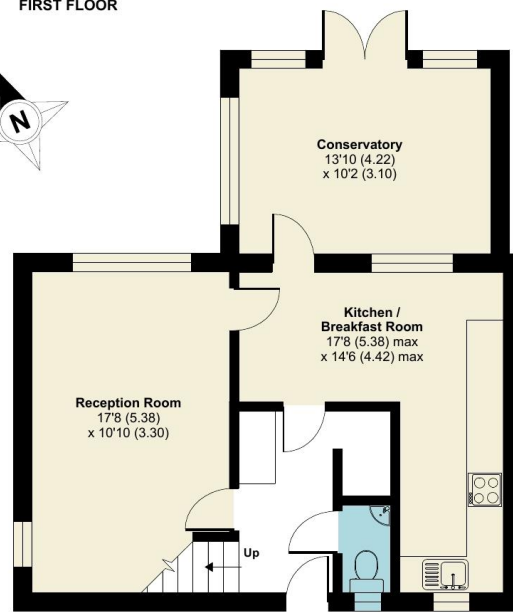
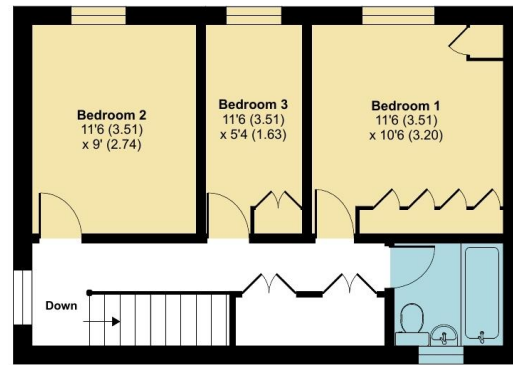


Laker Square, Andover, SP10

Approximate Area = 927 sq ft / 86.1 sq m
For identification only - Not to scale

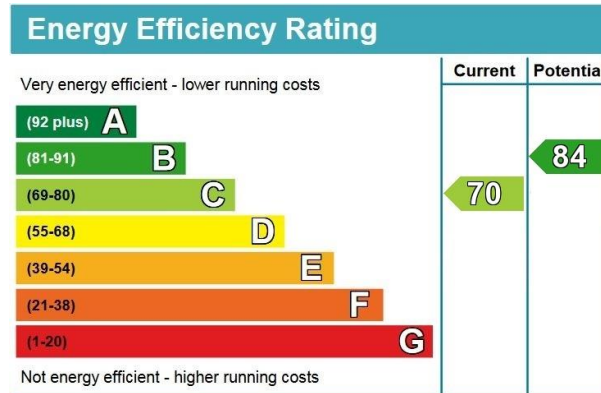


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1135066



Laker Square, Andover

Guide Price £250,000 Freehold



- Hallway
- Living Room
- Conservatory
- Bathroom
- Rear Garden

- Cloakroom
- Kitchen/Dining Room
- 3 Bedrooms
- Front Garden
- 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION: Austin Hawk are delighted to offer this end of terrace house which is offered for sale with no onward chain. The accommodation comprises hallway, cloakroom, living room, kitchen/dining room, conservatory, three bedrooms and a bathroom. Outside there is an enclosed garden to the front and a partly walled garden to the rear with a brick 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. Laker Square can be found on the Cricketers Way development and has proximity to local amenities including schools, various retail outlets and supermarkets. Cricketers Way itself has a pharmacy, medical centre and a convenience store whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away. Andover's town facilities along with the mainline railway station are also close by.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor, storage cupboard and doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

LIVING ROOM: Double aspect with understairs recess space and door to:

KITCHEN/DINING ROOM: Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer, space for table and chairs and door to:

CONSERVATORY: Double aspect with French doors to garden.

FIRST FLOOR LANDING: Window to front. Loft access, airing cupboard with wall mounted boiler and doors to:

BEDROOM 1: Window to rear. Fitted wardrobe cupboard and further cupboards over the bed area.

BEDROOM 2: Window to rear.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE: To the front there is a small, enclosed, garden with a gated path to the front door. Parking can be found a short distance away.

REAR GARDEN: Fully enclosed with a brick wall and fencing. Mainly laid to lawn with flower borders and a path to the rear where there is a gate and a brick store.

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.

