

Tintagel Close, Andover, SP10

Approximate Area = 964 sq ft / 89.5 sq m
 Outbuilding = 31 sq ft / 2.8 sq m
 Total = 995 sq ft / 92.3 sq m
 For identification only - Not to scale

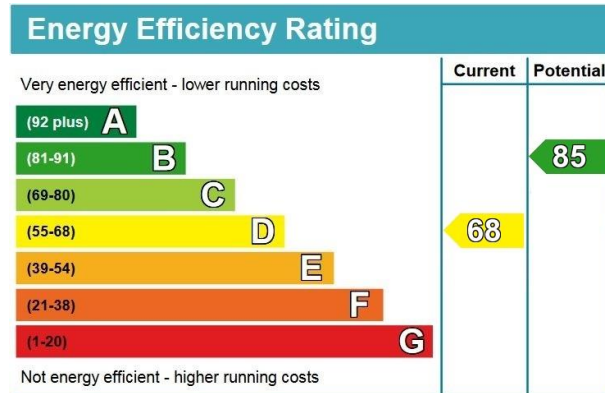


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1145639 



Tintagel Close, Andover

Guide Price £220,000 Freehold



- Entrance Lobby
- Kitchen/Diner
- 3 Bedrooms
- Secluded Garden
- Cloakroom
- Living Room
- Bathroom
- 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.



DESCRIPTION:

This end of terrace house benefits from an outlook to the side over a green area and is offered for sale with no onward chain. The accommodation comprises entrance lobby, cloakroom, kitchen/dining room, living room, three bedrooms and a bathroom. Outside there is an enclosed garden to the front and a secluded rear garden with an outlook to the rear over trees.

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:

ENTRANCE LOBBY:

Doors to:

CLOAKROOM:

Window to side. WC and wash hand basin.

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. Space for appliances and open aspect to DINING AREA with window to front and stairs to first floor with understairs cupboards. Door to:

LIVING ROOM:

Window and door to rear garden.

FIRST FLOOR LANDING:

Airing cupboard with hot water tank and wall mounted boiler, further storage cupboard, loft access and doors to:

BEDROOM 1:

Window to front. Fitted wardrobe cupboards to both sides of the bed area.

BEDROOM 2:

Window to rear and fitted wardrobe cupboards.

BEDROOM 3:

Window to rear and fitted cupboard.

BATHROOM:

Window to front. Panelled bath with shower over, WC and vanity cupboard with wash hand basin.

OUTSIDE:

To the front there is an enclosed garden which is paved with a gated path to the front door. communal parking can be found opposite the property.

REAR GARDEN:

Non-overlooked garden which is fully enclosed with a brick wall and fencing and enjoying an outlook over trees. Patio area adjacent to the house with a brick store. The remainder is mainly lawn with shrub borders and a rear access gate.

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.

