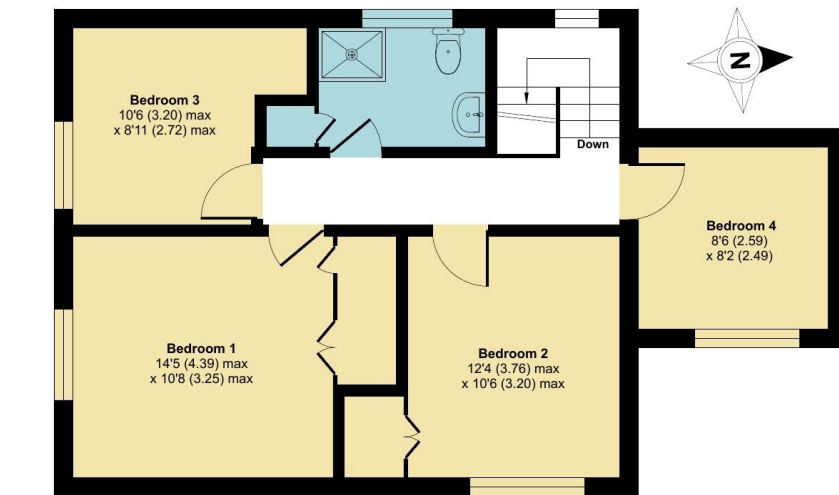


Wye Court, Andover, SP10

Approximate Area = 1064 sq ft / 98.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

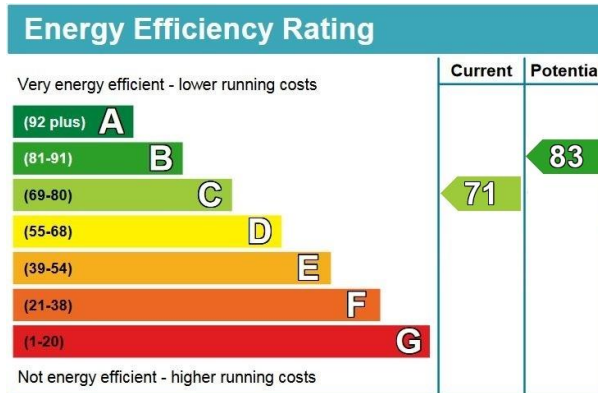


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1145902



Wye Court, Andover

Guide Price £220,000 Freehold



- Hallway
- Living Room
- 4 Bedrooms
- Enclosed Garden

- Cloakroom
- Kitchen/Dining Room
- Wet Room
- 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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DESCRIPTION:

This terraced house is located on the edge of the River Way development and is offered for sale with no onward chain. The surprisingly spacious accommodation does offer scope for improvement and comprises hallway, cloakroom, inner lobby, living room, kitchen/dining room, four bedrooms and a wet room. Outside there is a garden with a decked seating area and communal parking close by.

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:

HALLWAY:

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

CLOAKROOM:

Window to side. WC and wash hand basin.

INNER LOBBY:

Window to front and glazed door to:

LIVING ROOM:

French doors to garden.

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for cooker, space and plumbing for washing machine. Walk-in utility/store with space for appliances and storage. Open access to DINING AREA with French doors to garden.

FIRST FLOOR TO LANDING:

Window to rear. Loft access and doors to:

BEDROOM 1:

Window to side and fitted wardrobe cupboards.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BEDROOM 3:

Window to side and fitted drawers.

BEDROOM 4:

Window to front.

WET ROOM:

Window to rear. Shower, wash hand basin and WC.

OUTSIDE:

To the front there is an enclosed paved area and an outside store.

REAR GARDEN:

Decked seating area adjacent to the house with steps down to areas of artificial lawn and shrub beds. A path leads to the rear where there is a paved area, a shed 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.

