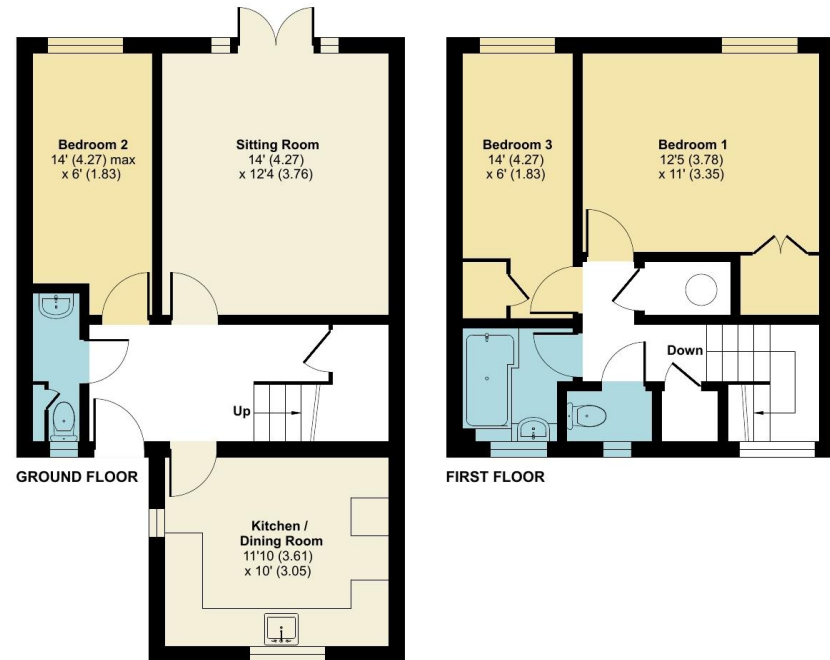


Venice Court, Andover, SP10

Approximate Area = 900 sq ft / 83.6 sq m
For identification only - Not to scale

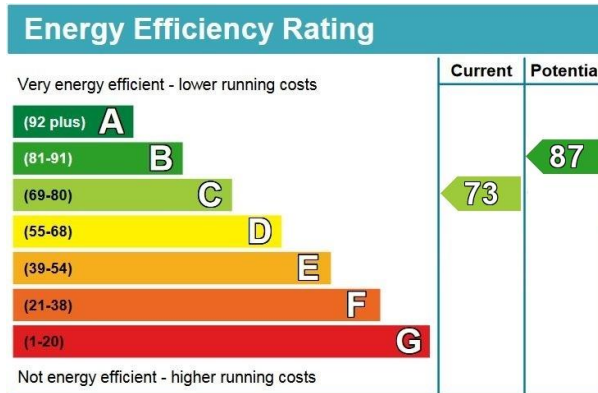


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1152851



Venice Court, Andover

Guide Price £240,000 Freehold



- Hallway
- Living Room
- Study/Bedroom 3
- Bathroom
- Enclosed Garden
- Cloakroom
- Kitchen/Breakfast Room
- 2 Bedrooms
- Separate WC
- Communal Parking

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:

This well presented end of terrace house is located close to shops, schools, nurseries and recreational areas. The newly decorated accommodation comprises hallway, cloakroom, kitchen/breakfast room, living room, study/bedroom 3, two first floor bedrooms, a modern bathroom and separate WC. Outside there is an area of lawn to the front and an enclosed rear garden with a decked seating area and an outlook 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:

Canopy porch with front door into:

ENTRANCE HALL:

Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:

Window to front. WC and vanity cupboard with wash hand basin.

KITCHEN/BREAKFAST ROOM:

Windows to front and side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Range cooker with extractor over, space and plumbing for washing machine, dishwasher and tumble drier, space for fridge/freezer, wall mounted boiler and space for table and chairs.

LIVING ROOM:

French doors to garden.

STUDY/BEDROOM 3:

Window to rear. Currently used as a bedroom.

FIRST FLOOR LANDING:

Window to front. Storage cupboard, large airing cupboard with hot water tank and storage, loft access and doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboard.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Window to front. Re-fitted in 2022 and comprising a p shaped bath with rainfall shower over, vanity cupboard with wash hand basin and a heated towel rail.

CLOAKROOM:

Window to front and WC.

OUTSIDE:

To the front there is an area of lawn with a path to the front door. Communal parking can be found close by.

REAR GARDEN:

Fully enclosed garden with an outlook to the rear over trees. Decked seating area adjacent to the house leading to an area of lawn with a path to the rear where there is 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.

