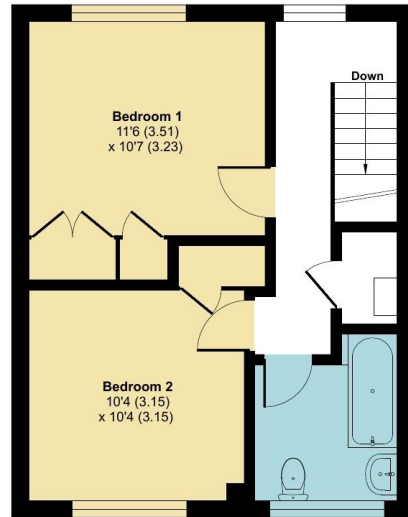
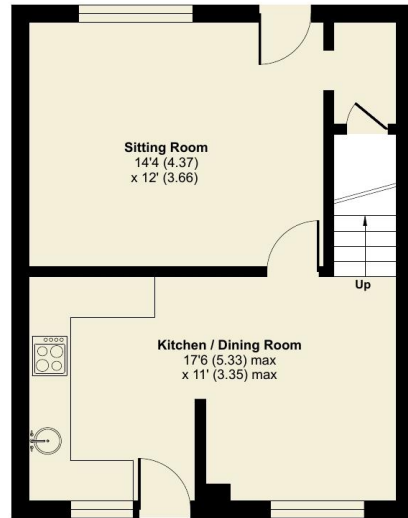


**Colenzo Drive, Andover, SP10**

Approximate Area = 830 sq ft / 77.1 sq m  
For identification only - Not to scale



FIRST FLOOR



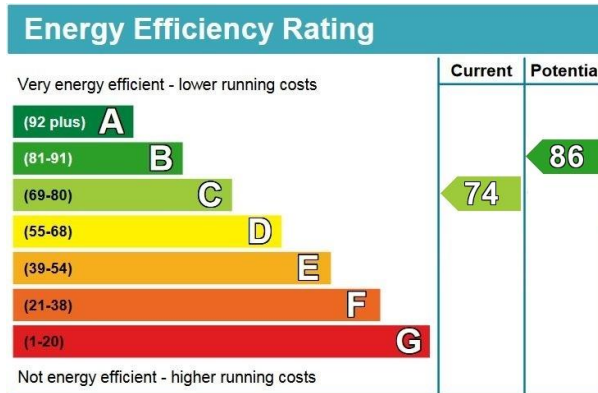
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1162107



**Colenzo Drive, Andover**

**Guide Price £237,500 Freehold**



- Living Room
- Kitchen
- Bathroom
- Communal Parking

- Dining Room
- 2 Double Bedrooms
- Enclosed 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.

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**DESCRIPTION:**

This terraced house, located in a small cul-de-sac close to local amenities and within walking distance of the town centre is offered for sale with no onward chain. The accommodation comprises living room, dining room, kitchen, two double bedrooms and a bathroom. Outside there is a small front garden, a communal parking area and an enclosed 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.

**ACCOMMODATION:**

Front door into:

**LIVING ROOM:**

Window to front. Understairs alcove with coat hanging and door to:

**DINING ROOM:**

Window to rear. Stairs to first floor and arch to:

**KITCHEN:**

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer.

**FIRST FLOOR LANDING:**

Window to front. Loft access and airing cupboard with wall mounted boiler and shelving. Doors to:

**BEDROOM 1:**

Window to front. Fitted wardrobe cupboard and further cupboard with shelving.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BATHROOM:**

Window to rear. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of slate chippings with a path to the front door. There is communal car parking directly opposite the house.

**REAR GARDEN:**

Patio area adjacent to the house and a brick store with a light. The remainder is laid to lawn with shrub borders and a paved area to the rear with an 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.

