

## Springfield Close, Andover, SP10

Approximate Area = 912 sq ft / 84.7 sq m  
For identification only - Not to scale

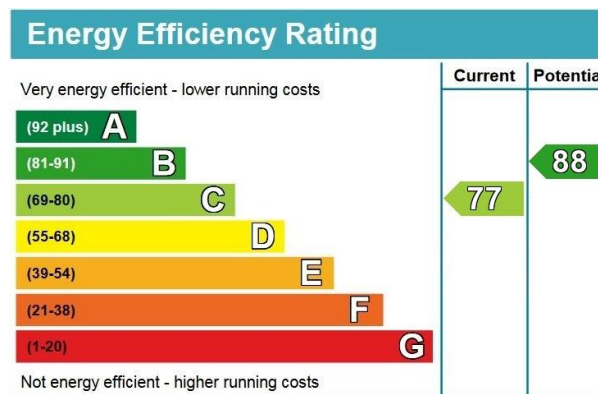


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1166092



Springfield Close, Andover

Guide Price £295,000 Freehold



- No Onward Chain
- Kitchen
- 3 Bedrooms
- Enclosed Garden
- Close to Schools

- Cloakroom
- Living/Dining Room
- Shower Room
- Garage
- Close to Amenities & Open Countryside

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 in a small cul-de-sac within a popular residential area close to local amenities and offered for sale with no onward chain. The accommodation comprises hallway, cloakroom, living/dining room, kitchen, three bedrooms and a shower room. Outside there is a pebbled area to the front, a communal parking area and an enclosed garden to the rear with gated access to a garage located in a block.

**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. Springfield Close can be found off London Road on the southern side of Andover. The property benefits from an excellent location within an established residential area which is not only close to schools catering for all ages, but also a local convenience store, public house and a supermarket, whilst remaining a short distance from Andover's town centre, as well as the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

**ACCOMMODATION:** Front door into:

**HALLWAY:** Stairs to first floor with understairs cupboard, further storage cupboard and doors to:

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

**LIVING/DINING ROOM:** Living area with window to front and arch to dining area with window to rear and hatch to kitchen.

**KITCHEN:** French doors to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Space for free standing cooker with extractor over. Space and plumbing for washing machine, tumble drier and slimline dishwasher. Space for fridge/freezer and wall mounted combi boiler.

**FIRST FLOOR LANDING:** Linen cupboard and doors to:

**BEDROOM 1:** Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:** Window to front and fitted wardrobe cupboard.

**BEDROOM 3:** Window to rear and loft access.

**SHOWER ROOM:** Window to front. Shower cubicle with rainfall shower, WC and vanity cupboard with wash hand basin.

**OUTSIDE:** To the front there is a pebbled area with a path to the front door and a communal parking area.

**REAR GARDEN:**

Patio area adjacent to the house with an outside tap and retaining brick wall. Steps lead up to an area of lawn with flower borders. A path leads to the rear where there is hard standing for a shed and a gate to a footpath leading to:

**GARAGE:** Single garage with up and over door located in a block to the side of the terrace.

**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.

