



### Turin Court, Andover, SP10

Approximate Area = 1059 sq ft / 98.3 sq m  
For identification only - Not to scale

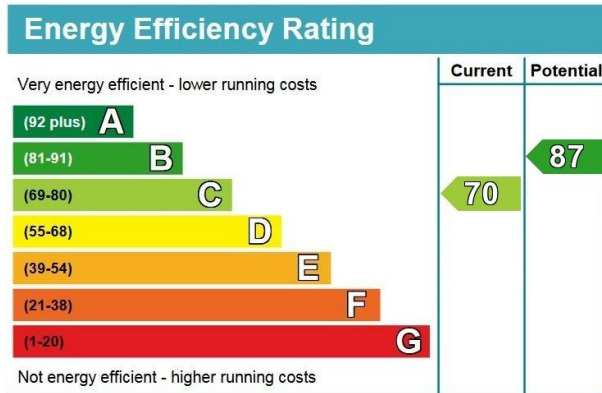


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1116583



**Turin Court, Andover**

**Guide Price £240,000 Freehold**



- Hallway
- Cloakroom
- Conservatory
- Ensuite Shower Room
- Bathroom

- Living Room
- Kitchen/Dining Room
- Master Bedroom
- 2 Further Bedrooms
- Low Maintenance Garden

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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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

Austin Hawk are delighted to offer this terraced house is located on the northern outskirts of the town and enjoying an outlook to the rear over a green area. The deceptively spacious accommodation comprises hallway, living room, cloakroom, kitchen/dining room, conservatory, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a small front garden and a low maintenance garden to the rear which is paved.

**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 PORCH with window to front and door into:

**HALLWAY:**

Stairs to first floor, large storage cupboard and doors to:

**LIVING ROOM:**

Window to front and side.

**CLOAKROOM:**

Wash hand basin and WC.

**KITCHEN/DINING ROOM:**

Window to rear. Fitted in 2023 with a range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob with extractor over and eye level oven. Integral dishwasher, boiler and space for fridge/freezer. Open plan to DINING AREA with patio doors to:

**CONSERVATORY:**

Triple aspect with French doors to garden.

**FIRST FLOOR LANDING:**

Doors to:

**MASTER BEDROOM:**

Window to front, walk-in wardrobe and door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to front and fitted cupboard.

**BATHROOM:**

Windows to rear. Bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of lawn with shrubs and a path to the front door.

**REAR GARDEN:**

The low maintenance garden is fully enclosed with a rear access gate. Mainly paved with a shed.

**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.

