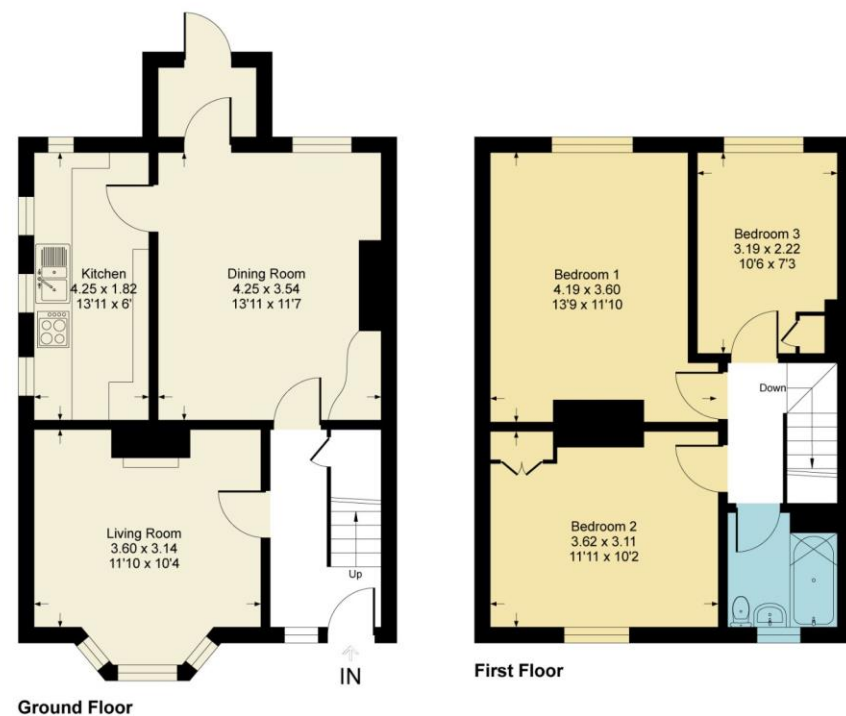
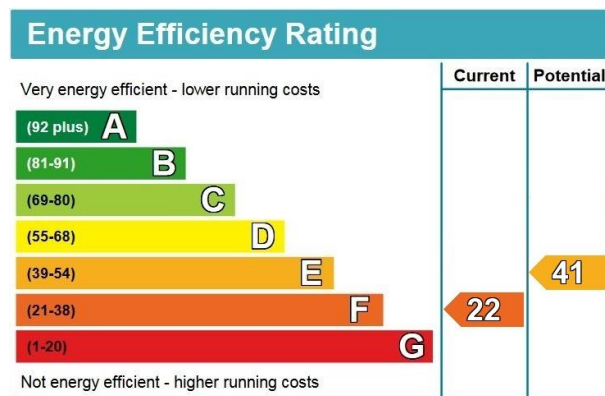


Cross Lane, SP10
Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



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.



Cross Lane, Andover

Guide Price £310,000 Freehold

- Hallway
- Dining Room
- 3 Bedrooms
- Large Garden

- Living Room
- Kitchen
- Bathroom
- Close to Train Station

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:
This semi-detached character house is located in an established residential area close to the railway station and town centre. The accommodation comprises hallway, living room with open fireplace, dining room, kitchen, three bedrooms and a bathroom. A particular feature of the property is the good sized rear garden which benefits from a shed and summerhouse.

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, just a few minutes walk away, 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 with understairs cupboard, wood flooring and doors to:

LIVING ROOM:
Bay window to front and brick fireplace with open fire.

DINING ROOM:
Window to rear, wood flooring and doors to:

KITCHEN:
Windows to side and rear. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Space for free standing cooker, space and plumbing for washing machine, space for fridge/freezer.

REAR LOBBY:
With door to garden.

FIRST FLOOR LANDING:
Loft access and doors to:

BEDROOM 1:
Window to rear and feature cast iron fireplace.

BEDROOM 2:
Window to front. Fitted cupboard with wall mounted electric boiler. Feature fireplace.

BEDROOM 3:
Window to rear and fitted cupboard.

BATHROOM:
Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin and WC.

OUTSIDE:
The front garden is enclosed by a brick wall with a path to the front door. There is permit parking in the road and permits are available from the local council.

REAR GARDEN:
The good sized garden is a particular feature of the property Patio area adjacent to the house with steps down to a lawn with shrubs, a shed and a summerhouse to the rear.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Electric 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.

