

Hutton Square, SP10
 Approximate Gross Internal Area = 88.3 sq m / 951 sq ft
 Approximate Outbuilding Internal Area = 2.5 sq m / 27 sq ft
 Approximate Total Internal Area = 90.8 sq m / 978 sq ft

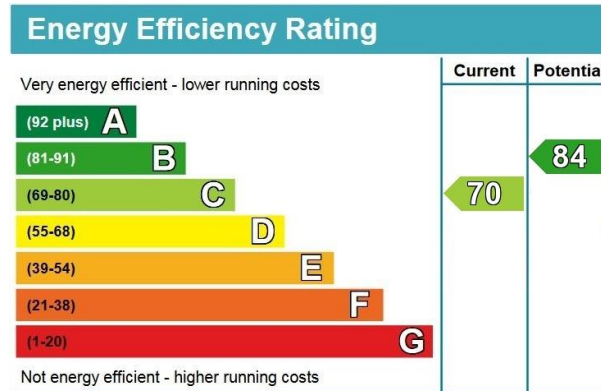


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Hutton Square, Andover

Guide Price £260,000 Freehold



- No Onward Chain
- Living Room
- Cloakroom
- Bathroom
- Close to Mainline Railway Station
- Entrance Hallway
- Kitchen/Dining Room
- Four Bedrooms
- South Facing Rear Garden
- Proximity to Schools and Amenities

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.



DESCRIPTION: Available to the property market with No Onward Chain, this four-bedroomed terraced house would make the perfect first family home. Located just to the north of the town itself within an established residential area, the property benefits from proximity to numerous local amenities, schools and Andover's mainline railway station. The property offers scope for decorative modernisation but also features very good energy efficiency. The accommodation comprises an entrance hallway, an open-plan kitchen/dining room, a living room, a cloakroom, four bedrooms and a recently installed wetroom. Outside, the property has a practical, low maintenance, south-facing garden to the rear with gated access to Cricketers Way itself, which is on a local bus route to and from Andover's town centre.

LOCATION: Hutton Square can be found on the Cricketers Way development to the north of Andover's town centre and has proximity to local amenities including schools, various retail outlets and supermarkets. Cricketers Way itself has a pharmacy, medical centre and a convenience store, whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away. Andover's town facilities along with the mainline railway station are also close by.

OUTSIDE: The front of the property is accessed from communal parking areas into Hutton Square itself, with the rear of the property also accessible via a gate into the back garden, directly off Cricketers Way, adjacent to a bus stop.

ENTRANCE HALLWAY: Stairs to first floor. Wall mounted cupboard housing an electric meter. Consumer unit (newly installed October 2023). Doors to:

CLOAKROOM: Window to the front. Low level WC and hand wash basin.

LIVING ROOM: Good sized living room with sliding patio doors accessing the rear garden. Understairs recess space. Radiator. Internal door to:

KITCHEN/DINING ROOM: The dining room has a rear aspect with sliding patio doors accessing the rear garden. Door to built-in storage cupboard. Open plan to the kitchen with a window to the front and includes a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset composite sink and drainer, inset gas hob with extractor over and oven/grill below. Washing machine, tumble dryer and full height kitchen cupboard housing a fridge freezer.

LANDING: Window to the side. Loft access. Double doors to a built-in airing cupboard housing a gas boiler and hot water cylinder. Double doors to built-in storage cupboard. Doors to:

BEDROOM ONE: Front aspect double bedroom.

BEDROOM TWO: Double bedroom with a window to the rear.

BEDROOM THREE: Double bedroom with a window to the side. Radiator.

BEDROOM FOUR: Good-sized single bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard.

WETROOM: Front aspect wetroom, newly fitted in December 2023 and including an electric shower, close coupled WC, hand wash basin and a radiator.

REAR GARDEN: Mature, low maintenance, south-facing rear garden with a patio area adjacent to the rear of the property. Retaining walls form raised flower borders with the remainder of the garden laid to lawn with a central pathway leading to a brick store and gated access to the rear.

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.

