

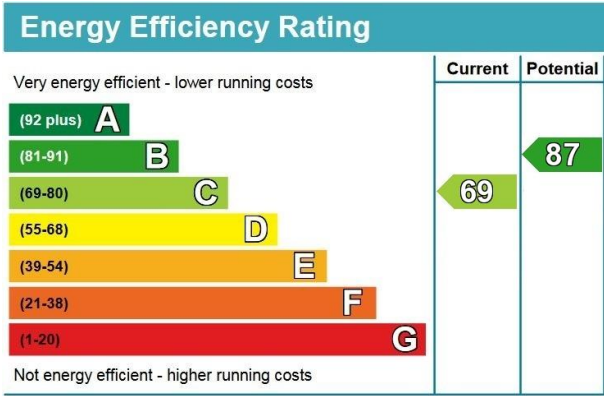


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Flensburg Close, Andover

Guide Price £310,000 Freehold



- Entrance Lobby

• Living Room

• Kitchen

• Bathroom

• Garage

• Cloakroom

• Dining Room

• 3 Bedrooms

• Driveway Parking

• Enclosed 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.



DESCRIPTION:
This end of terrace house is tucked away at the end of a cul-de-sac on the popular Saxon Fields. The accommodation comprises entrance lobby, cloakroom, living room, dining room, kitchen, three bedrooms and a bathroom. Outside there is driveway parking for two cars leading to a garage and an enclosed garden to the rear.

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 LOBBY:
Doors to:

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

LIVING ROOM:
Window to front. Stairs to first floor with understairs cupboard, fireplace with gas fire (currently disconnected) and arch to:

DINING ROOM:
Patio doors to garden and door to:

KITCHEN:
Window to rear and side door to driveway. 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 oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

FIRST FLOOR LANDING:
Pull down ladder to loft which is boarded and divided into two rooms. Doors to:

BEDROOM 1:
Window to front and fitted wardrobe cupboard.

BEDROOM 2:
Window to rear and fitted wardrobe cupboard.

BEDROOM 3:
Window to front. Airing cupboard with hot water tank and shelving.

BATHROOM:
Window to rear. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:
To the front there is a paved area with shrubs and a tree. A driveway at the side offers parking for two cars and access to:

GARAGE:
Single garage with up and over door, power, light and side door to garden.

REAR GARDEN:
Patio area adjacent to the house leading to an area of lawn with shrub borders.

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.

