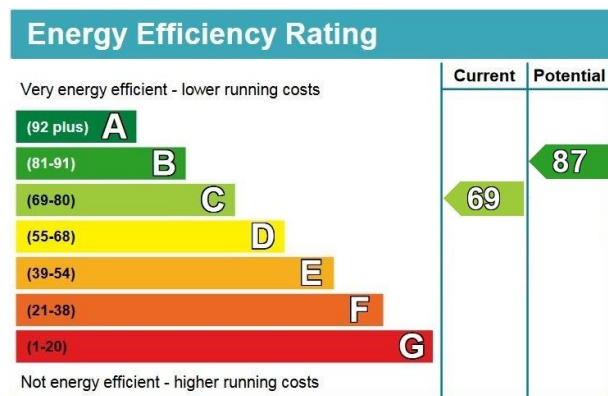


Portland Grove, SP10
Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



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



Portland Grove, Andover

Guide Price £265,000 Freehold

- Hallway
- Sitting Room
- 2 Bedrooms
- 2 Parking Spaces
- Central Location
- Kitchen/Dining Room
- Utility Room
- Bathroom
- Enclosed garden
- No Onward Chain

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

This terraced house is situated in a small cul-de-sac right in the centre of town close to shops, the sports centre, theatre and bus station. The accommodation comprises hallway, sitting room, kitchen/dining room, utility room, two bedrooms and a bathroom. To the front there is a parking for two cars whilst to the rear there is an enclosed and low maintenance garden. NO ONWARD CHAIN.

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:

HALLWAY:

Window to front, stairs to first floor and door to:

SITTING ROOM:

Bay window to front. Fireplace housing log burner with cupboards and display shelving to both sides. Open access to:

KITCHEN/DINING ROOM:

Bi-fold doors to garden. Range of eye and base level cupboards and drawers with work surfaces over. Rangemaster cooker with extractor over, dining area with space for table and chairs and sliding door to:

UTILITY ROOM:

Window to side and door to garden. Cupboards with work surface over and inset sink with drainer. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

FIRST FLOOR LANDING:

Window to front. Loft access and doors to:

BEDROOM 1:

Window to front and fitted wardrobe cupboard with mirror doors.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Window to rear. Panelled bath with rainfall shower over, vanity cupbord with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE:

To the front there is off road parking for two cars.

REAR GARDEN:

Fully enclosed garden with gated side access. Decked seating area adjacent to the house with outside tap and the reamainder laid to articial lawn.

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.

