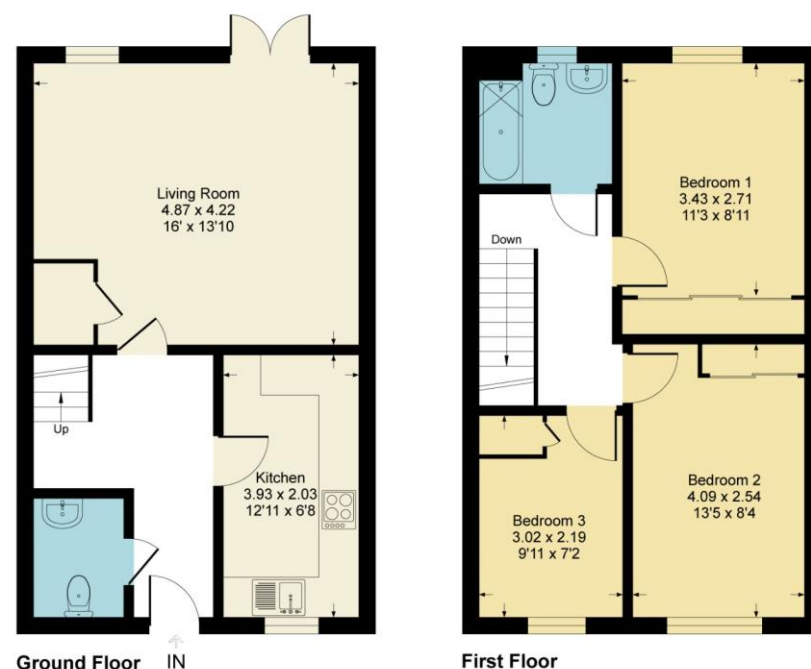
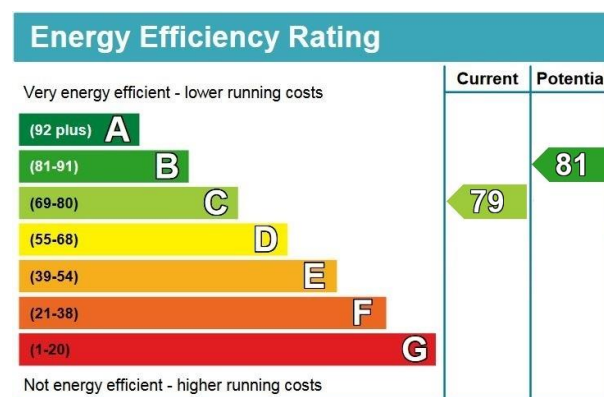


Rimini Road, SP11
Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



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.



Rimini Road, Andover

Guide Price £290,000 Freehold

- Hallway
- Kitchen
- 3 Bedrooms
- Attractive Garden
- Cloakroom
- Living/Dining Room
- Bathroom
- 2 Parking Spaces

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DESCRIPTION:

This end of terrace house is located at the end of a cul-de-sac on the outskirts of Andover. The well presented accommodation comprises hallway, cloakroom, kitchen, living/dining room, three bedrooms and a bathroom. Outside there is an attractive garden to the rear with gated access to two parking spaces located to the side.

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:

Canopy porch with front door into:

HALLWAY:

Spacious hallway with stairs to first floor and doors to:

CLOAKROOM:

WC and wash hand basin.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted boiler.

LIVING/DINING ROOM:

Window to rear and French doors to garden. Understairs storage cupboard.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to front and wardrobe cupboards with mirror doors.

BEDROOM 2:

Window to rear and fitted wardrobe cupboards.

BEDROOM 3:

Window to front and fitted cupboard.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the front there is a paved area with gated access at the side to the rear garden.

REAR GARDEN:

Patio area adjacent to the house with a gate to a further paved area at the side of the house with a shed. The remainder is laid to artificial lawn with gravelled shrub beds and trees.

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.

