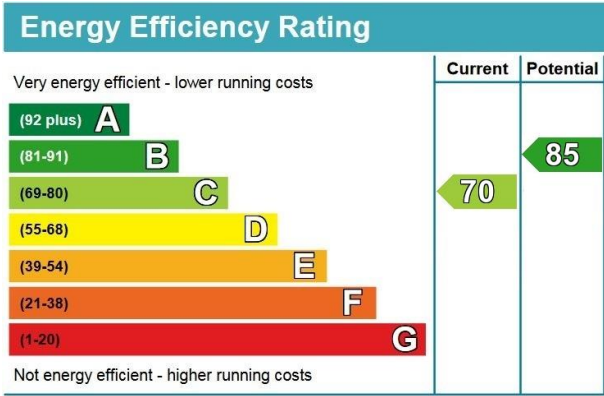


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Austin Hawk Ltd. REF: 1235349



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.



Lawrence Close, Andover

Guide Price £270,000 Freehold

- No Onward Chain
  - Living Room
  - Two Double Bedrooms
  - Garage & Driveway Parking
  - Close to Amenities
- Entrance Porch
  - Kitchen/Dining Room
  - Bathroom
  - Low Maintenance Gardens
  - Proximity to Mainline Railway Station





**DESCRIPTION:** Located on the popular Artist's Way development, this two-double-bedroomed terraced house is available to the property market with No Onward Chain. The property benefits from driveway parking in front of a garage located at the rear of the property and would potentially make the ideal first home or investment opportunity. Well presented throughout, the accommodation comprises an entrance porch, a living room, an open-plan kitchen/dining room utilising the space that a rear aspect conservatory provides, plus two double bedrooms and a bathroom. Outside, there are low maintenance gardens to both front and rear.

**LOCATION:** Lawrence Court can be found within the Artists Way development, which is located just north of the town centre off of the ring road. The location benefits from proximity to local schools, the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is just half a mile away, with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is also nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages are just beyond.

**OUTSIDE:** A path that links Lawrence Close itself with Artists Way traverses the front of property with a path then leading to the front door through a front garden laid to lawn. The garage is located behind the rear garden with driveway parking in front of the garage which has an up and over door.

**ENTRANCE PORCH:** Brick entrance porch. Consumer unit. Door to:

**LIVING ROOM:** Window to the front. Stairs to the first floor. Door to built-in, understairs storage cupboard. Radiator. Door to:

**KITCHEN/DINING ROOM:** Open plan kitchen/dining room incorporating a rear aspect conservatory to form the dining space. The kitchen includes tiled flooring, a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for a freestanding cooker, space and plumbing for a washing machine and a slimline dishwasher and space for a fridge freezer. Wall mounted Baxi gas boiler. The dining space has French doors opening out into the rear garden with clerestory windows to both sides.

**LANDING:** Door to built-in linen storage cupboard. Loft access.

**BEDROOM ONE:** Double bedroom with a window to the front. Double doors to a built-in wardrobe cupboard. Radiator.

**BEDROOM TWO:** Rear aspect double bedroom. Radiator.

**BATHROOM:** Fully tiled bath enclosure with a panelled bath and shower over. Close coupled WC and pedestal hand wash basin.

**REAR GARDEN:** Hard standing adjacent to the rear of the conservatory with the remainder laid to lawn. A path leads to a personal door into the rear of the garage. The path then continues to the side of the garage with gated access to the driveway in front of the garage.

**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.

