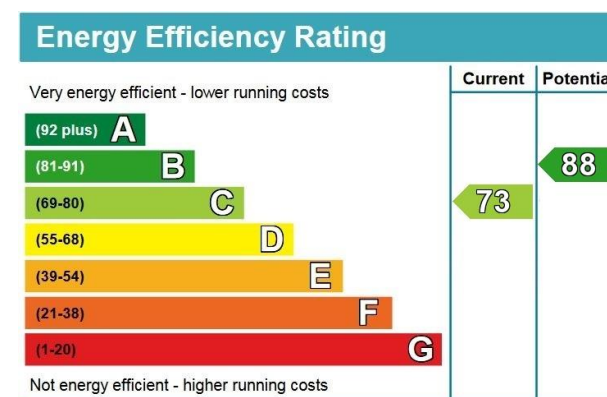


Approximate Area = 600 sq ft / 55.7 sq m
For identification only - Not to scale



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.



Lubeck Drive, Andover

Guide Price £235,000 Freehold

- **No Onward Chain**
- **Kitchen**
- **2 Double Bedrooms**
- **Low Maintenance Garden**
- **Entrance Hall**
- **Sitting/Dining Room**
- **Family Bathroom**
- **Driveway Parking**

DESCRIPTION :
Austin Hawk are delighted to offer this two bedroom terraced property situated in a quiet cul-de-sac on the popular Saxon Fields. The accommodation comprises entrance hall, kitchen, sitting/dining room, two double bedrooms with fitted wardrobe cupboards and a family bathroom. Outside the property offers a low maintenance garden to the rear and driveway parking for two vehicles to the front. Offered with 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 :
Canopy porch with front door into:

HALLWAY :
Coat hanging and archway to:

KITCHEN :
Front aspect and tiled floor. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for washing machine and space for fridge/freezer. Wall mounted NEW boiler 2025.

SITTING/DINNING ROOM :
French doors to garden and stairs to the first floor.

LANDING :
Loft access and doors to:

BEDROOM ONE :
Rear aspect and fitted wardrobe cupboard.

BEDROOM TWO:
Front aspect and fitted wardrobe cupboards.

BATHROOM :
Front aspect. Panelled bath with shower over, WC and wash hand basin.

REAR GARDEN:
Decking area adjacent to the property with steps down to a paved and artificial lawn area with raised brick flower beds and a shed.

FRONT GARDEN :
Driveway parking for two vehicles with a path to the front door.

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.

