

Silverbirch Road, SP10
Approximate Gross Internal Area = 72.6 sq m / 782 sq ft



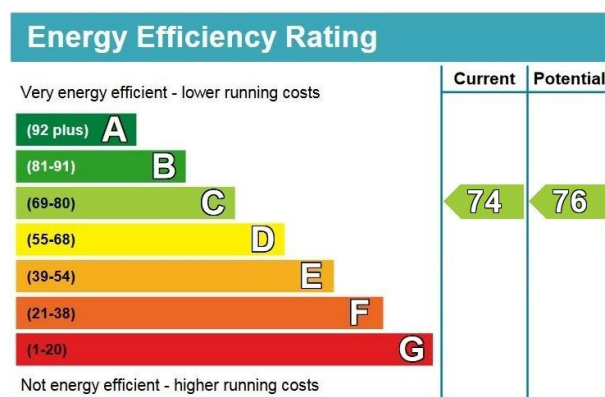
Ground Floor

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



Silver Birch Road, Andover

Guide Price £225,000 Freehold



- Hallway
- Kitchen
- Play Room
- Bathroom
- No Onward Chain

- Living Room
- Utility Room
- 2 Bedrooms
- Good Sized garden
- Freehold Share Available

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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

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DESCRIPTION:

This ground floor maisonette is located in an established residential area overlooking a green, close to local amenities and offered for sale with no onward chain. The accommodation comprises hallway, living room, kitchen, utility room, play room, two bedrooms and a bathroom. A particular feature of the property is the good sized 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:

HALLWAY:

Storage cupboard and doors to:

LIVING ROOM:

Window to front.

KITCHEN:

Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Integrtal dishwasher, space for American style fridge/freezer and open access to:

UTILITY ROOM:

Work surface with space and plumbing below for washing machine. Wall mounted boiler.

PLAY ROOM:

Double aspect with door to garden.

BEDROOM 1:

Window to rear and fitted wardrobe cupboards.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BATHROOM:

Window to rear. Panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

REAR GARDEN:

Patio area adjacent to the house with a picket fence border. The remainder is gravelled with an area of artificial lawn and a path to the rear.

TENURE:

The two maisonettes are a freehold block with 1 title deed. A share of the freehold can be granted to a new buyer on completion of the sale with a new lease of 999 years.

SERVICES:

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.

