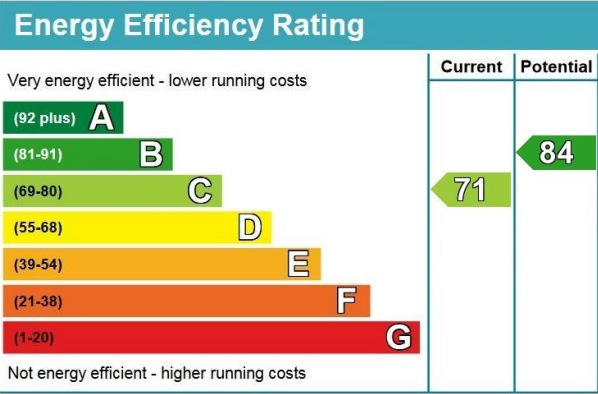


**Dexter Square, SP10**  
Approximate Gross Internal Area = 80.6 sq m / 868 sq ft  
Approximate Outbuildings Internal Area = 7.7 sq m / 83 sq ft  
Approximate Total Internal Area = 88.3 sq m / 951 sq ft



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



**Dexter Square, Andover** **Guide Price £240,000 Freehold**

- No Onward Chain
  - Open Plan Kitchen/Dining Room
  - Cloakroom
  - Bathroom
  - Communal Parking
- Entrance Hallway
  - Good Sized Living Room
  - Three Bedrooms
  - Low Maintenance Rear Garden
  - Proximity to Amenities

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.





**DESCRIPTION:** Available to the property market with No Onward Chain, this three-bedroomed terraced house would make the perfect first family home. Located just to the north of the town itself within an established residential area, the property benefits from proximity to numerous local amenities, including Shepherds Spring Medical Centre and pharmacy, schools and Andover's mainline railway station. The accommodation has a light and airy theme throughout the ground floor thanks to its dual aspect and open plan, which comprises an entrance hallway flowing into an open-plan kitchen/dining room, a good-sized living room and a cloakroom, with the first floor providing three bedrooms and a bathroom. Outside, the property has a practical, low-maintenance, south-facing garden to the rear with gated access to the communal parking area which accesses Cricketers Way itself, which is on a local bus route to and from Andover's town centre.

**LOCATION:** Dexter Square can be found on the Cricketers Way development to the north of Andover's town centre and has proximity to local amenities, including schools, various retail outlets and supermarkets. Cricketers Way itself has a pharmacy, medical centre and a convenience store, whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away. Andover's town facilities along with the mainline railway station are also close by.

**OUTSIDE:** The front of the property is accessed via a path from communal parking areas to the rear of Dexter Square itself, with the rear of the property also accessible via a gate into the back garden. Front door into:

**ENTRANCE HALLWAY:** Stairs to the first floor and an open plan flow through to the kitchen/dining room. Wall-mounted cupboard housing consumer unit and electric meter. Door to:

**CLOAKROOM:** Recently refurbished cloakroom with a window to the front. Close-coupled WC and hand wash basin.

**OPEN-PLAN KITCHEN/DINING ROOM:** Light and airy, dual aspect with a window to the front from the kitchen area and French doors providing access to the rear garden off of the dining area. The kitchen comprises a range of eye and base-level cupboards and drawers with worksurfaces over, including matching upstands and tiled splashbacks. Inset composite sink and drainer, range style cooker with extractor over, space for an American style fridge freezer, space and plumbing for a washing machine and a dishwasher. Space for dining, radiators.

**LIVING ROOM:** Good-sized, dual aspect living room with windows to both the front and the rear. Radiators.

**LANDING:** Window to the front. Access to a partially boarded loft. Double doors to a built-in airing cupboard housing a gas combi boiler, newly installed in 2022 with the remainder of a ten-year warranty.

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

**BEDROOM TWO:** Double bedroom with a window to the rear. Radiator.

**BEDROOM THREE:** Single bedroom with a window to the rear. Radiator.

**BATHROOM:** Window to the front. P-shaped shower-bath with an electric shower over, close-coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

**REAR GARDEN:** Practical, low-maintenance, south-facing rear garden with an extensive decked area adjacent to the rear of the property. Low-level retaining walls with decked steps up to a paved path bordering a slate shingle bed. Retaining sleepers forming a raised shrub bed. Two separate garden sheds and gated rear access to the communal parking area directly to the rear of the garden. External power socket.

**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.

