

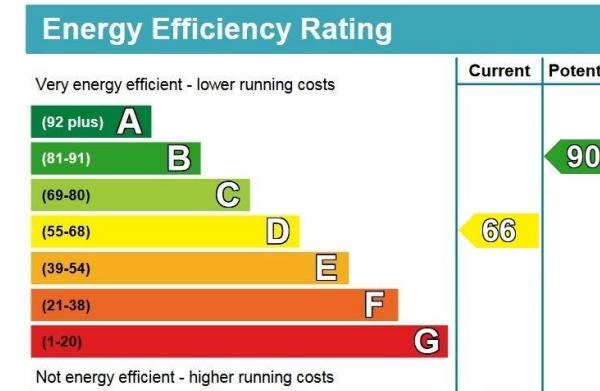
**Altona Gardens, SP10**  
Approximate Gross Internal Area = 52.9 sq m / 570 sq ft



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.



**Altona Gardens, Andover**

**Guide Price £235,000 Freehold**

- **Hallway**
- **Living/Dining Room**
- **Bathroom**
- **Allocated Parking**

- **Kitchen**
- **2 Bedrooms**
- **Rear Garden**
- **Popular Location**

**DESCRIPTION :**

Austin Hawk are delighted to offer this two bedroom terraced house situated on the popular Saxon Fields development. The accommodation comprises hallway, living/dining room, kitchen, two bedrooms and a bathroom. Outside there are two allocated parking spaces to the front and an enclosed 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 line 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 :**

Stairs to first floor and doors to:

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless sink and drainer. Inset gas hob with extractor over and oven beneath. Space for fridge freezer and space and plumbing for washing machine. Wall mounted boiler.

**SITTING/DINING ROOM :**

French doors to the garden and understairs storage cupboard.

**LANDING:**

Loft access and doors to:

**BEDROOM ONE:**

Window to rear.

**BEDROOM TWO:**

Window to front and airing cupboard with hot water tank and further storage cupboard.

**BATHROOM :**

Panelled bath with shower over, wash hand basin, WC, extractor fan and tiled flooring.

**OUTSIDE:**

To the front of the property there are two allocated parking spaces and an area of shrubs with a path to the front door.

**GARDEN:**

Fully enclosed with a patio area adjacent to the property with the remainder laid to lawn. To the rear there is a further paved area with a shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

