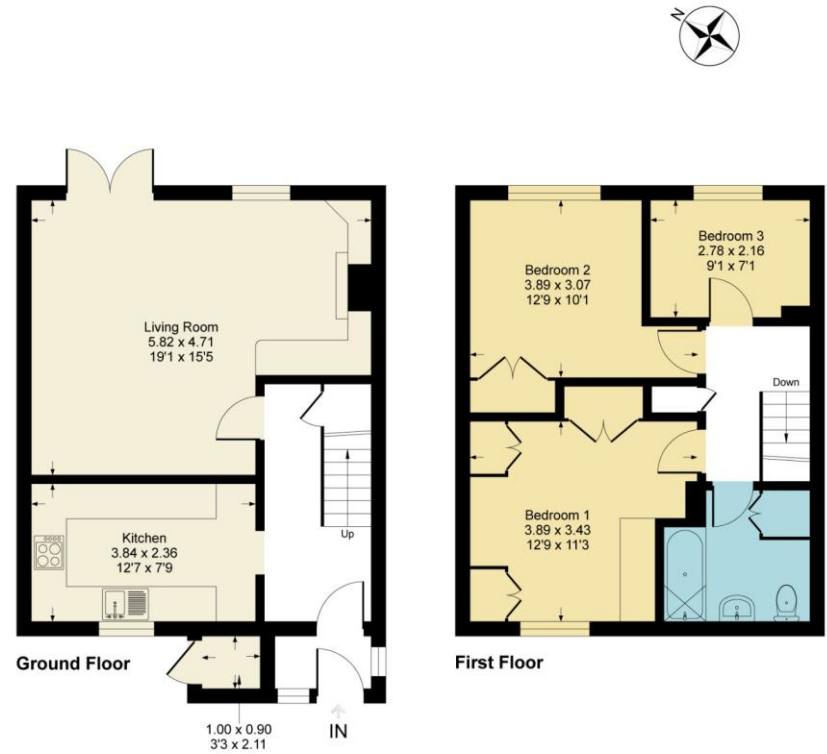


Apsley Close, SP10
Approximate Gross Internal Area = 85.9 sq m / 925 sq ft
Approximate Outbuilding Internal Area = 0.9 sq m / 10 sq ft
Approximate Total Internal Area = 86.8 sq m / 935 sq ft

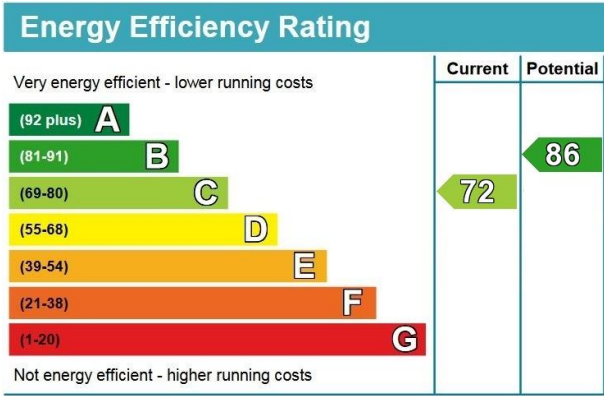


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Apsley Close, Andover

Guide Price £270,000 Freehold



- Entrance Porch
 - Kitchen
 - 3 Bedrooms
 - Large Garden
- Hallway
 - Living/Dining Room
 - Bathroom
 - Garage

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:

This terraced house is tucked away at the end of a cul-de-sac on the popular south side of the town within walking distance of Rooksbury Lakes Nature Reserve and offered for sale with no onward chain. The accommodation offers scope for improvement and comprises entrance porch, hallway, kitchen, living/dining room, three bedrooms and a bathroom. Outside there is a garden to the front, a garage in a block and a particular feature of the property is the good sized garden to the rear which is arranged on four levels and has been cleared ready for landscaping.

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 PORCH with windows to two sides and door into:

HALLWAY:

Stairs to first floor with understairs cupboard and access 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 steel sink with drainer. Inset electric hob with extractor over and oven below. Space for appliances.

LIVING/DINING ROOM:

L shaped room with window and French doors to rear garden. Feature sandstone fronted chimney breast with electric fire and display shelving to both sides.

FIRST FLOOR LANDING:

Loft access, linen cupboard and doors to:

BEDROOM 1:

Window to front. Fitted wardrobe cupboard, dressing table and cupboards to both sides and over the bed area.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. Panelled bath with electric shower over, wash hand basin and WC. Airing cupboard housing gas boiler.

OUTSIDE:

To the front there is an area of lawn with a stepped path to the front door where there is a brick store. A garage with an up and over door is located in a block close by.

REAR GARDEN:

The rear garden is fully enclosed and approximately 60ft in length. Arranged on four levels the garden has been cleared ready for landscaping and also benefits from a pond and greenhouse.

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.

