



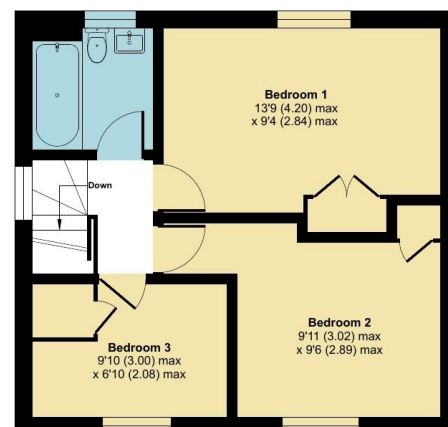
Watson Acre, Andover, SP10

Approximate Area = 759 sq ft / 70.5 sq m

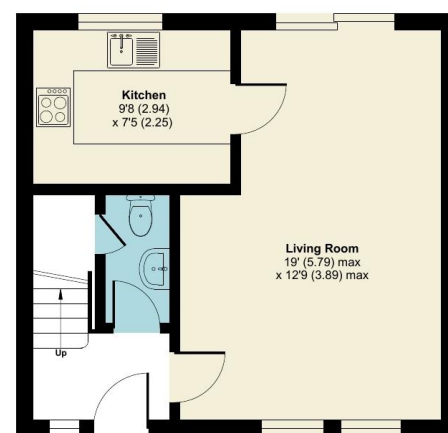
Garage = 141 sq ft / 13 sq m

Total = 900 sq ft / 83.5 sq m

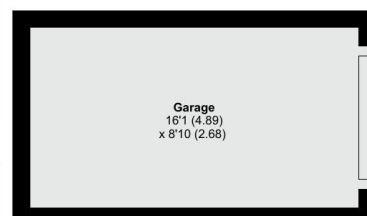
For identification only - Not to scale



FIRST FLOOR

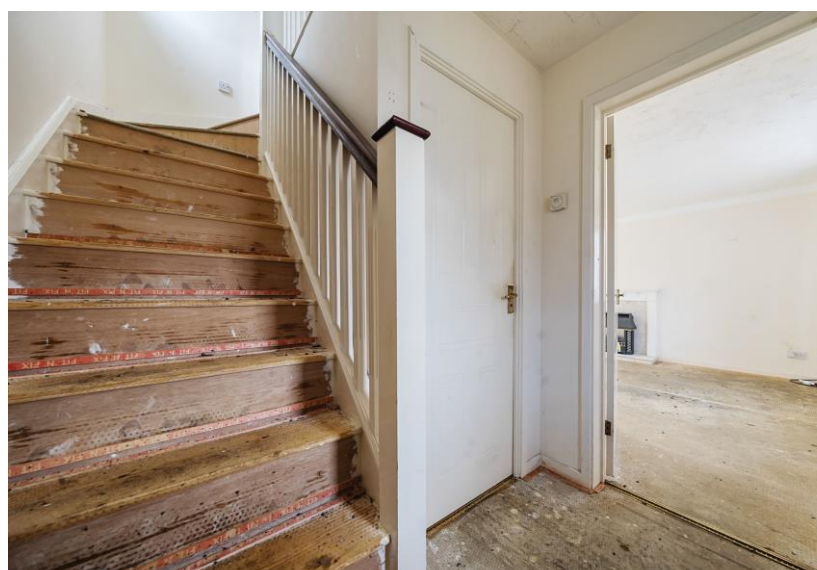


GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1258661



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.

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ESTATE AGENTS



3 Watson Acre, Andover

Guide Price £290,000 Freehold

- Hallway
- Kitchen
- 3 Bedrooms
- Garage
- Enclosed Garden
- Living/Dining Room
- Cloakroom
- Bathroom
- Parking
- No Onward Chain

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

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DESCRIPTION:
This end of terrace house is located within walking distance of the railway station and is offered for sale with no onward chain. The accommodation offers scope for improvement and comprises hallway, cloakroom, living/dining room, kitchen, three bedrooms and a bathroom. Outside there is a garage located to the front with a parking space 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 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:
Open porch with front door into:

HALLWAY:
Window to front. Stairs to first floor and doors to:

CLOAKROOM:
WC and wash hand basin.

LIVING/DINING ROOM:
Windows to front and patio doors to the garden. Feature fireplace and door to:

KITCHEN:
Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and space for further appliances.

FIRST FLOOR LANDING:
Window to side and doors to:

BEDROOM 1:
Window to rear. Fitted wardrobe cupboard and loft access.

BEDROOM 2:
Window to front and fitted cupboard.

BEDROOM 3:
Window to front and overstairs cupboard.

BATHROOM:
Window to rear. Panelled bath with hand held shower attachment, wash hand basin and WC.

OUTSIDE:
To the front there is a garage with a parking space to the front. The front garden is mainly laid to lawn with shrubs and a path to the front door.

REAR GARDEN:
Small patio area adjacent to the house. The remainder is lawn and shrubs but is very overgrown.

TENURE & SERVICES:
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

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.

