

Holland Drive, SP10
 Approximate Gross Internal Area = 38.4 sq m / 414 sq ft
 Approximate Outbuilding Internal Area = 0.8 sq m / 9 sq ft
 Approximate Total Internal Area = 39.2 sq m / 423 sq ft

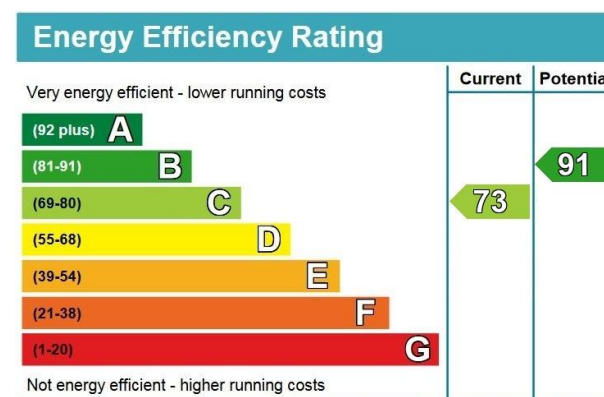


First Floor



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



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.



Holland Drive, Andover

Guide Price £190,000 Freehold

- Entrance Lobby
- Kitchen
- Bathroom
- Sunny Garden

- Living Room
- Bedroom
- Driveway Parking
- Garden Shed

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

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

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

This one bedroom house is tucked away on the popular Saxon Fields development and, in our opinion, would make an ideal first time buy or buy to let purchase. The well looked after accommodation has been upgraded during the current owner's tenure and comprises entrance lobby, living room, kitchen, bedroom and bathroom. Outside there is driveway parking for two cars and a sunny garden to the rear with a shed.

LOCATION:

Saxon Fields benefits from a convenience store, sports grounds and easy access to Anton Lakes Nature Reserve. 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 storage cupboard with power (this currently houses a vented tumble drier and could accommodate a small work top freezer). Glazed door to:

ENTRANCE LOBBY:

Understairs cupboard and glazed door to:

LIVING ROOM:

French doors to garden. Stairs to first floor and archway to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for under counter fridge and wall mounted boiler.

FIRST FLOOR LANDING:

Window to side and alcove which is currently used as a study area. Access via pull down ladder to part boarded loft and airing cupboard with hot water tank and shelving. Doors to:

BEDROOM:

Window to rear and fitted wardrobe cupboard with double hanging rails.

BATHROOM:

Window to rear. Panelled bath with Mira shower over, wash hand basin and WC.

OUTSIDE:

To the front there is driveway parking for two cars and gated access to the front door.

REAR GARDEN:

Private and sunny garden which is fully enclosed with panel fencing. Mainly laid to lawn with slate borders and slate seating areas. Bespoke shed and remote control electric awning to the rear of the house.

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.

