Watson Acre, SP10
Approximate Gross Internal Area = 65.7 sq m / 708 sq ft

Conservatory
3.17 x 3.09
10'5 x 10'2

Bedroom 1
3.02 x 2.79
9'11 x 9'2

Living Room
4.67 x 3.56
15'4 x 11'8

Down

Kitchen
2.93 x 1.62
9'7 x 5'4

Up

Bedroom 2
3.60 x 2.74
11'10 x 9'

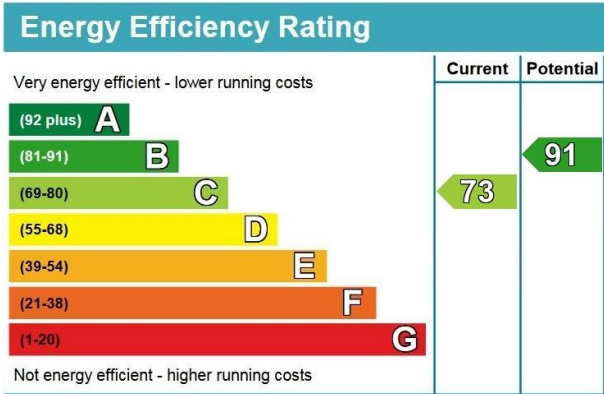**Ground Floor**   IN   **First Floor**

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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ESTATE AGENTS

Watson Acre, Andover   **Guide Price £265,000 Freehold**

- **No Onward Chain**
- **Kitchen**
- **Conservatory**
- **Bathroom**
- **Rear Garden**

- **Terraced**
- **Sitting/Dining Room**
- **2 Double Bedrooms**
- **Cloakroom**
- **Off Road Parking**

DESCRIPTION:

Austin Hawk are delighted to offer this two bedroom, terraced property located within walking distance of the railway station and easy access to the A303. The well presented accommodation comprises hallway, cloakroom, kitchen, sitting/dining room, conservatory, two double bedrooms and a bathroom. Outside there is off road parking to the front of the property and an enclosed garden to the rear. Offered with no onward chain.

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:

HALLWAY:

Stairs to the first floor and doors to:

CLOAKROOM:

Front aspect. WC and wash hand basin.

KITCHEN :

Front aspect. Range of eye and base level cupboards and drawers with work surface over and inset stainless steel sink and drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for washing machine and further appliances.

SITTING/DINING ROOM :

Laminate flooring and patio door to:

CONSERVATORY :

Rear aspects and French doors to the garden.

LANDING :

Loft access and doors to:

BEDROOM ONE:

Front aspect.

BATHROOM :

Extractor fan, paneled bath with shower over, low level WC and wash hand basin.

BEDROOM TWO:

Rear aspect.

GARDEN:

Low maintenance garden to the rear with artificial lawn and a shed. Fully enclosed by fencing with gated rear access.

TENURE & SERVICES :

Freehold. Mains water, 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.