



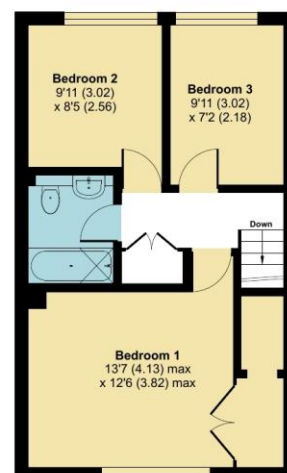
The Elms, Andover, SP10

Approximate Area = 881 sq ft / 81.8 sq m

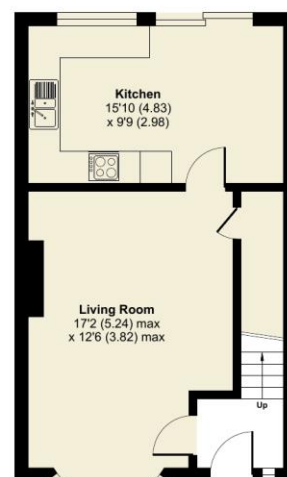
Garage = 133 sq ft / 12.3 sq m

Total = 1014 sq ft / 94.1 sq m

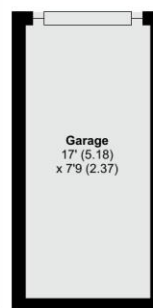
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



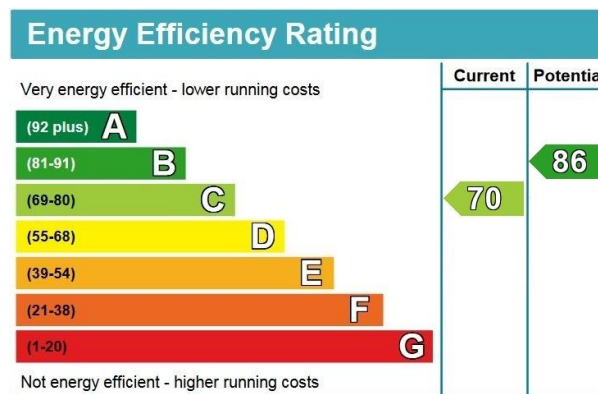
Garage
17' (5.18)
x 7'9 (2.37)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Austin Hawk Ltd. REF: 1273744



The Elms, Andover

Guide Price £260,000 Freehold



- Hallway
- Kitchen/Diner
- Bathroom
- Garage
-

- Sitting Room
- 3 Bedrooms
- Secluded Garden
- Close to Amenities
-

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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DESCRIPTION:

This terraced house is situated in a sought-after residential area, conveniently located close to the town centre and a wide range of local amenities. The spacious accommodation includes an entrance hallway, a comfortable sitting room, and a bright kitchen/dining room ideal for family living and entertaining. Upstairs, there are three bedrooms and a modern family bathroom. Externally, the property boasts a private, secluded garden featuring a decked seating area perfect for outdoor relaxation, along with a garage located in a nearby block for additional convenience.

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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor and door to:

SITTING ROOM:

Bay window to front. Wood flooring, feature fireplace, understairs storage cupboard and door to:

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and eye level double oven. Space and plumbing for washing machine and slimline dishwasher and space for fridge/freezer. DINING AREA with patio doors to garden.

FIRST FLOOR LANDING:

Loft access, cupboard with wall mounted boiler and doors to:

BEDROOM 1:

Window to front and fitted wardrobe cupboard.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to rear.

BATHROOM:

Panelled bath with shower over, vanity cupboard and drawers with wash hand basin and WC with concealed cistern. Heated towel rail and fully tiled walls.

OUTSIDE:

To the front there is an area of lawn with a path to the front door.

REAR GARDEN:

Fully enclosed and secluded garden with a decked seating area adjacent to the house. The remainder is laid to lawn with a path to the rear where there is a gate to the GARAGE.

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.

