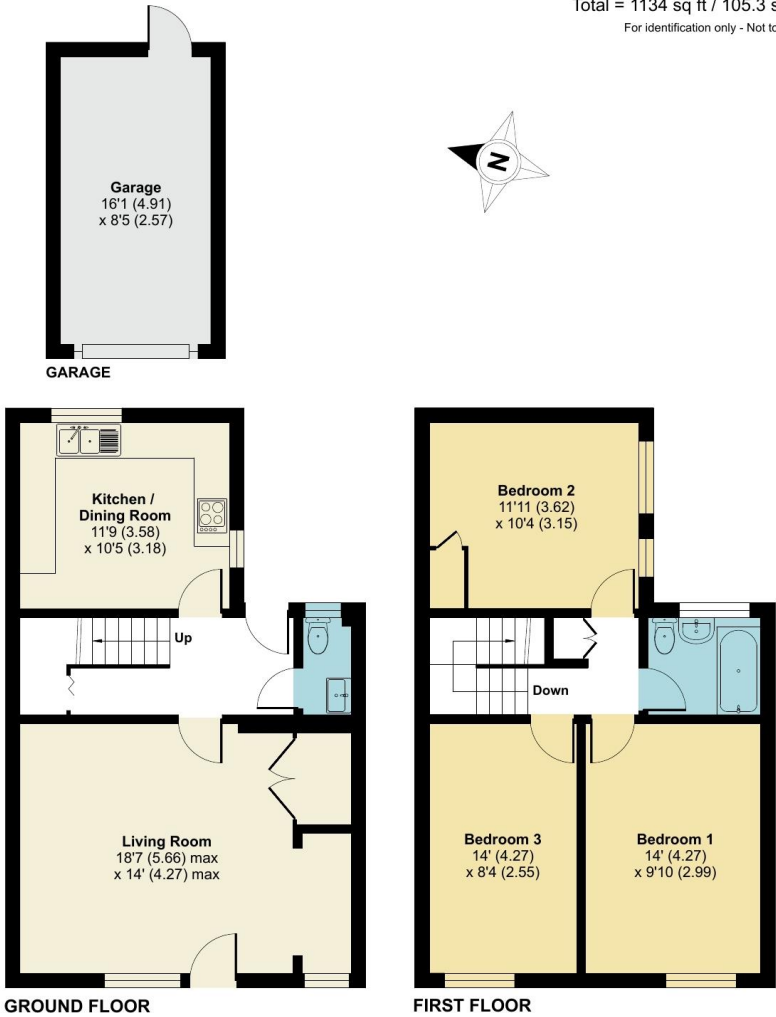


Florence Court, Andover, SP10

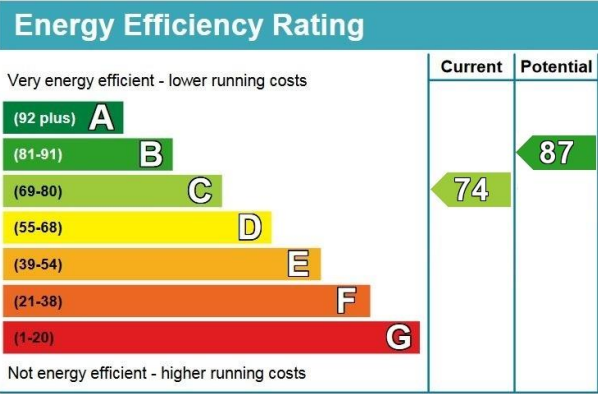
Approximate Area = 998 sq ft / 92.7 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1134 sq ft / 105.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1250998



Florence Court, Andover Guide Price £260,000 Freehold



- Entrance Hallway
- Living/Dining Room
- Three Double Bedrooms
- Practical Rear Garden
- Proximity to Schools & Amenities
- Kitchen
- Cloakroom
- Family Bathroom
- Garage
- Close to Open Countryside

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: Deceptively spacious, this three-double-bedroomed, end-of-terrace house benefits from its own garage located at the foot of the rear garden. With proximity to schools and local amenities, the property has the potential to be the ideal first family home. The accommodation comprises an entrance hallway, a kitchen, a good-sized living/dining room with a built-in utility cupboard, a cloakroom, three double bedrooms and a family bathroom. Outside to the rear is a practical, mature garden with personal access into the rear of the garage.

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. Florence Court can be found on the Roman Way development off Roman Way itself. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away, along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages. Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

OUTSIDE: The front of the property is approached via a path from a communal parking area with a small front garden including a mature herbaceous and shrub border alongside a paved area directly in front of the front door which is sheltered within a half-brick and glazed porch.

ENTRANCE HALLWAY: Stairs to the first floor. Sliding concertina door opening into a built-in storage cupboard that extends back into the understairs recess. Radiator and door to:

CLOAKROOM: Window to the front. Close-coupled WC, vanity hand wash basin with cupboard storage below.

KITCHEN: Dual-aspect kitchen with windows to the front and to one side. A range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset one-and-a-half bowl stainless steel sink and drainer, space for a freestanding cooker with an extractor over, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer. Cupboard housing a wall-mounted gas boiler.

LIVING/DINING ROOM: Good-sized living/dining room with full-height windows and an external door to the rear. Space for dining. Radiator. Double doors to a built-in utility storage cupboard currently housing a condensing tumble dryer.

LANDING: Access to a partially boarded loft space via a pull-down loft ladder. Double doors to a built-in wardrobe cupboard.

BEDROOM ONE: Window to the rear.

BEDROOM TWO: Double bedroom with windows to the side. Door to a built-in airing cupboard housing a hot water cylinder. Radiator.

BEDROOM THREE: Double bedroom with a rear aspect. Radiator. Currently used as an office.

BATHROOM: Window to the front with fully tiled walls. Panelled bath with a rainfall shower over, close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Hard-standing seating area with a mixture of paving and decorative chippings adjacent to the rear of the property. Low-level retaining walls with a step up to an area of lawn enclosed by a wall to one side and mature hedging to the opposite side. Garden shed and a personal door leading to the rear of the garage. Mature shrub and flower borders and ornamental trees.

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.

