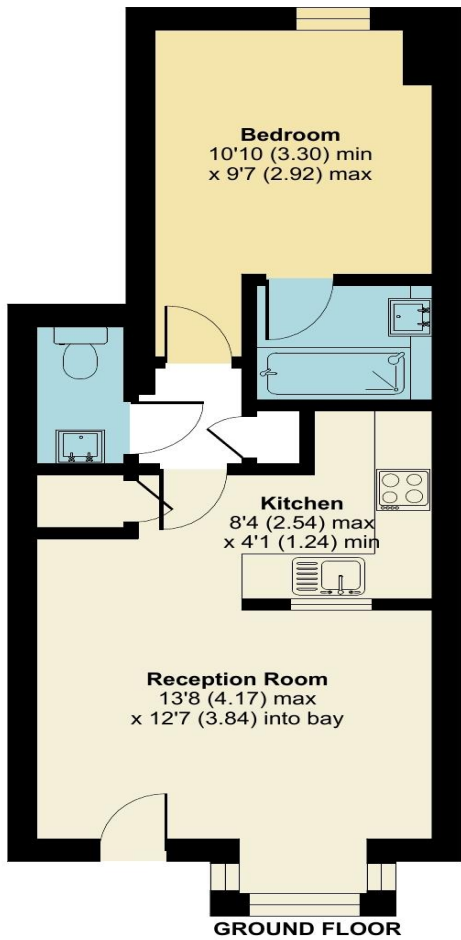
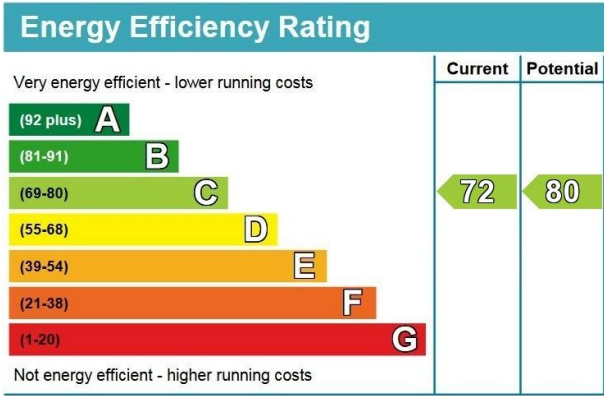


Hibiscus Crescent, Andover, SP10

Approximate Area = 441 sq ft / 41 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). © nñchecom 2025. Produced for Austin Hawk Ltd. REF: 1283043



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.



Hibiscus Crescent, Andover

£149,950 Leasehold

- Ground Floor
- Kitchen
- Double Bedroom
- Allocated Parking
- Living/Dining Room
- Cloakroom
- En-suite Bathroom
- Communal Garden

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:
Tucked away within the popular Burghclere Down development on the south-western edge of Andover, this one bedroom ground floor maisonette would make an ideal first home or investment opportunity and benefits from allocated parking for two vehicles and has excellent proximity to both primary and secondary schools as well as many local amenities. This well presented accommodation comprises a spacious open-plan living room/diner, kitchen, bedroom and bathroom. Outside there is a communal lawned garden, bordered by mature hedging and shrubs.

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, less than a mile away, 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. Local amenities include schools catering for all age groups, two convenience stores, one of which has a post office, a public house, and a garden centre. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying village of Upper Clatford, also a short distance away with the Test Valley and the small town of Stockbridge beyond.

ACCOMMODATION:
Front door into:

LIVING/DINING ROOM:
Box bay window to front, feature electric fire place with matching mantle and hearth. Airing cupboard with hot water tank. Open access to:

KITCHEN:
Open plan Kitchen with eye and base level cupboards. Inset composite standard sink. Tiled splash back, inset ceramic hob, extractor over and single oven below. Space and plumbing for fridge freezer and washing machine.

CLOAKROOM:
Extractor fan, low level WC and wash hand basin.

BEDROOM ONE:
Rear aspect and door to:

EN SUITE BATHROOM:
Extractor fan, panelled bath with shower over, vanity with wash hand basin and fully tiled walls.

OUTSIDE:
Communal gardens with mature hedges, shrubs and plants. Access to two allocated parking spaces.

TENURE & SERVICES :
Mains water, drainage and electricity are connected, heating via electric heaters. Leasehold with 976 years remaining. Ground rent £125.00 p/a Service charge £1500 p/a.

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.

