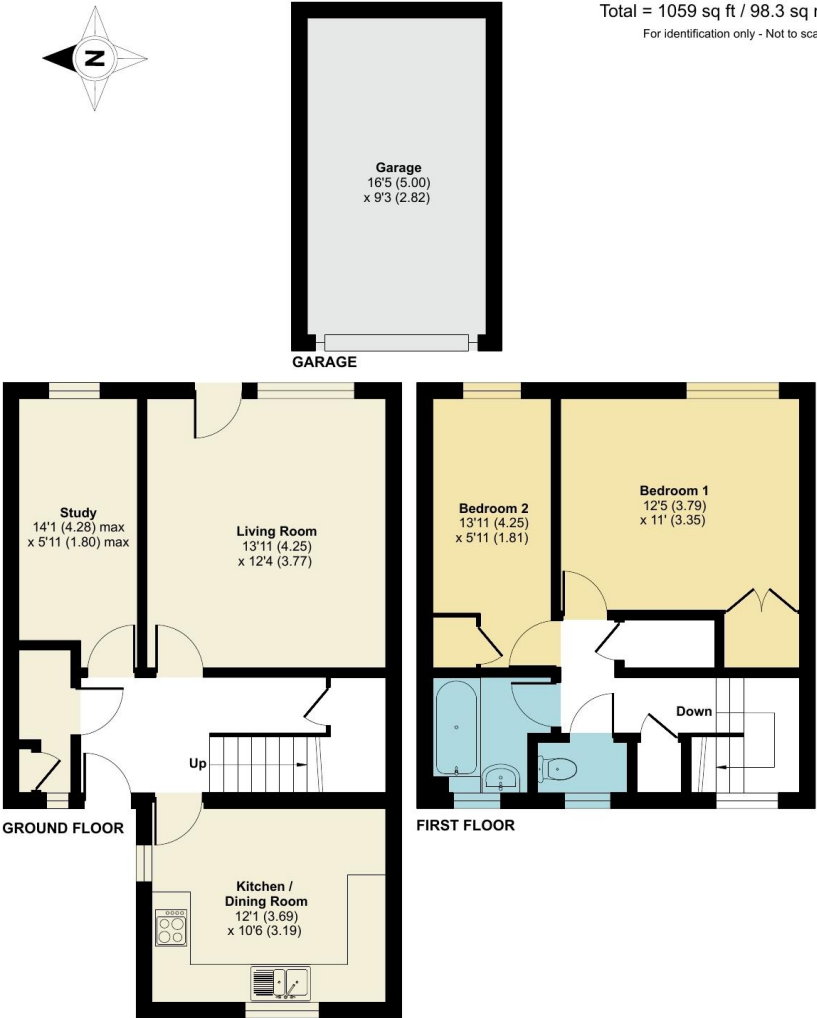
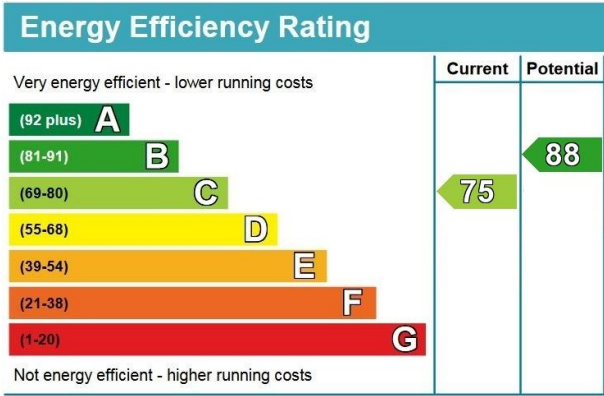


Venice Court, Andover, SP10

Approximate Area = 907 sq ft / 84.2 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1059 sq ft / 98.3 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: 1284532



Venice Court, Andover Guide Price £255,000 Freehold

- Fully Renovated Throughout
 - Living Room
 - Ground Floor Office/Bedroom
 - Bathroom & WC
 - Garage
- Entrance Hallway & Utility Cupboard
 - Kitchen/Dining Room
 - Two First Floor Bedrooms
 - Low Maintenance Garden
 - Proximity to Schools & 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.



DESCRIPTION: Located on the northern outskirts of Andover, this terraced house has in recent months been extensively modernised and upgraded by the current vendors to a high standard. The property benefits from its own garage, directly below the property and, with proximity to local schools and open countryside as well as numerous local amenities, the property would make an ideal first family home. Very well-presented throughout, the accommodation comprises an entrance hallway, a utility cupboard, a kitchen/dining room, a living room, a ground floor bedroom/office, two first floor bedrooms and a bathroom with a separate WC. To the rear is a low-maintenance garden, which has recently been landscaped as part of the property renovation.

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. Venice Court can be found on the Roman Way development off Icknield Way, which 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: There are various communal parking options near to the property with paths leading to both the front and rear of the property. The garage is located directly below the property with a path leading down to that level along with separate vehicular access. The garden to the rear has gated access to a pathway and has recently been landscaped, now mainly laid to lawn with an area of hard standing for either seating or for housing a garden shed.

ENTRANCE HALLWAY: Luxury vinyl flooring. Stairs to the first floor. Door to a built-in storage cupboard and door to a built-in understairs meter cupboard. Radiator. Doors to:

UTILITY CUPBOARD: Window to the front and storage shelving. Space for a tumble dryer. Eye-level cupboard housing the consumer unit.

KITCHEN/DINING ROOM: Newly installed during the second half of 2024. Dual aspect kitchen with windows to the front and to one side. Luxury vinyl flooring. A range of eye and base-level cupboards and drawers with worksurfaces over. Inset one-and-a-half bowl sink and drainer, space for a freestanding electric cooker which has a glass splashback. Space and plumbing for a washing machine, space for an American-style fridge freezer. Space for dining. Radiator.

LIVING ROOM: Good-sized living room with a window and an external door accessing the rear garden. Modern vertical radiator.

OFFICE/BEDROOM THREE: Window to the rear and luxury vinyl flooring. Radiator. Could be utilised as either a good-sized third bedroom or would make an ideal home office.

FIRST FLOOR LANDING: Window to the front. Loft access. Door to a built-in cupboard housing a wall-mounted gas boiler (newly installed in the latter half of 2024). Door to a built-in, walk-in airing cupboard housing a hot water cylinder.

BEDROOM ONE: Window to the rear. Double doors to a built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Door to a built-in wardrobe cupboard. Radiator.

BATHROOM: Window to the front. Panelled bath with a mixer shower attachment. Pedestal hand wash basin and a heated towel rail.

WC: Separate WC alongside the bathroom with a window to the front. Close-coupled WC.

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.

