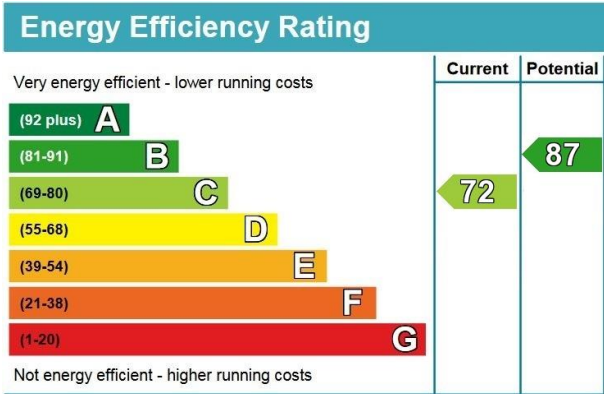


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



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.



Venice Court, Andover

Guide Price £240,000 Freehold

- No Onward Chain
 - Kitchen
 - Cloakroom
 - Three Double Bedrooms
 - Low-Maintenance Rear Garden
- Entrance Hallway
 - Living Room & Dining Room
 - Third Reception Room
 - Family Bathroom
 - Close to Amenities



DESCRIPTION: Available to the property market with No Onward Chain, this deceptively spacious, three-double-bedroomed, terraced house benefits from an outlook to the rear over open green space. With in excess of 1100 square feet of living space, the property would make an ideal first family home, particularly with a third reception room on the ground floor which could be utilised as either a fourth bedroom, a study or a family room if desired. The accommodation comprises a ground floor with an entrance hallway with built-in storage cupboards, a kitchen, a dining room, a living room, a cloakroom and the third reception room. The first floor provides three double bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden with gated access to the area of open green space beyond the property boundary.

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 the property with a path leading to the front door of the property under a covered porch with a small front garden to one side, laid to gravel with mature shrubs. Front door into:

ENTRANCE HALLWAY: Stairs to the first floor. Doors to a built-in, walk-in, storage cupboard housing the consumer unit, plus an additional built-in storage cupboard and an understairs storage cupboard. Radiator. Door to:

CLOAKROOM: Window to the front. Low-level WC and hand wash basin.

KITCHEN: Window to the front. A range of eye and base-level cupboards and drawers with worksurfaces over. Inset one-and-a-half bowl stainless steel sink and drainer, space for a freestanding cooker and space for a freestanding undercounter fridge. Plumbed in water softener and drinking water tap. Wall-mounted gas boiler. Door to a built-in larder cupboard. Door to:

DINING ROOM: Window to the front. Door to a built-in storage cupboard. Radiator. Door to:

LIVING ROOM: Good-sized living room with sliding patio doors accessing the garden at the rear. Internal door leading to the entrance hallway. Radiator.

BEDROOM FOUR/OFFICE: Third reception room with a window to the rear. Radiator. Currently used as an office but could also be utilised as a fourth bedroom or a family room if desired.

FIRST FLOOR LANDING: Door to a built-in airing cupboard housing a hot water cylinder, door to a built-in, overstairs storage cupboard. Loft access. Doors to:

BEDROOM ONE: Dual-aspect bedroom with windows to the front and to the rear with views over the area of green space. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear and views over the area of greenspace. Double doors to a built-in wardrobe storage cupboard. Radiator.

BEDROOM THREE: Smaller double bedroom with a window to the side. Radiator.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and electric shower over plus a mixer shower attachment. Close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Patio area adjacent to the rear of the property with the remainder laid to a combination of lawn and hard-standing gravel. Gated to the rear with direct access to the area of open green space.

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.

