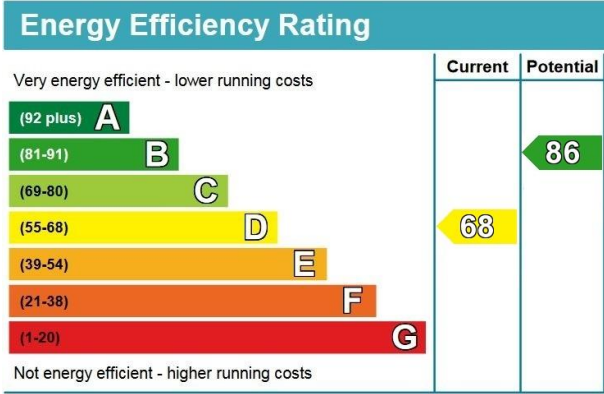




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NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability 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.



Jasmine Court, Andover, SP10 3QF

Guide Price £285,000 Freehold

- HALLWAY
 - SITTING ROOM
 - 2 BEDROOMS
 - CLOAKROOM
 - GARAGE
- OFFICE
 - KITCHEN
 - SHOWER ROOM
 - ATTRACTIVE GARDEN
 - PARKING



DESCRIPTION:

Originally built as a three bedroom but converted into two good sized bedrooms there is the potential to restore the third bedroom. This well presented terraced house is located on the popular Floral Way within catchment for well regarded schools and within a short distance of a convenience store and Post Office. The accommodation comprises hallway, walk-in store, sitting room with wood burning stove, kitchen/diner, two double bedrooms, a shower room and separate first floor WC. Originally built with three bedrooms the second bedroom could be converted back into two good-sized single bedrooms. Outside to the rear, there is an attractive garden, a garage and driveway parking.

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. Jasmine Court is located within the established Floral Way development with its own convenience store and Post Office. Floral Way is well located for the town centre and outlying amenities with Rooksbury Mill Lakes Nature Reserve and the outlying village of Upper Clatford also a short distance away.

ACCOMMODATION:

Front door into:

HALLWAY:

Stairs to first floor. Italian clay tiled flooring and Office with window to front and shelving. Wall mounted cupboard housing utility meters and consumer unit.

SITTING ROOM:

French doors to outside eating area and fireplace with inset wood burning stove and tiled hearth.

KITCHEN:

Window to front and French doors to rear garden. Italian clay tiled flooring. Range of eye and base level cupboards and drawers with beech work surfaces over and inset Belfast sink. Rangemaster multi-fuel range oven, integral fridge, freezer, washing machine and slimline dishwasher.

FIRST FLOOR LANDING:

Loft access and airing cupboard with combi boiler. Doors to:

BEDROOM 1:

Windows to rear and door to fitted wardrobe cupboard. This room was originally two good-sized single bedrooms and could be easily returned to that configuration if required.

BEDROOM 2:

Good-sized double bedroom with windows to rear and recess space for freestanding wardrobe.

SHOWER ROOM:

Window to front. Double shower cubicle, vanity with wash hand basin, WC and heated towel rail.

REAR GARDEN:

Attractive, south facing, garden with a covered dining area and further covered seating area on a patio adjacent to the property. The remainder of the garden is laid to lawn with brick border and mature shrub borders. Outside tap and electric point. A meandering gravel pathway leads to the rear where there is a side door to the GARAGE. A gate to the rear gives access to the driveway parking in front of 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.

