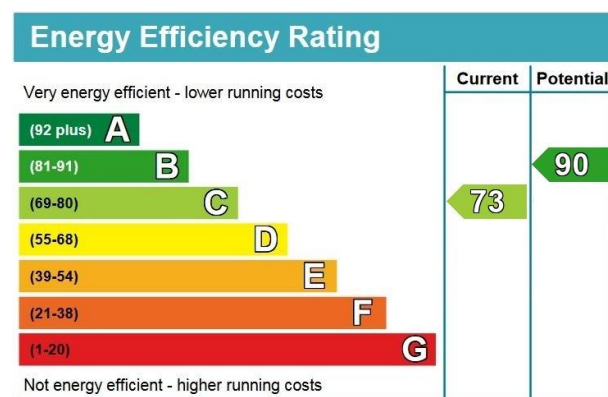


**Lawrence Close, SP10**  
Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



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.



**Lawrence Close, Andover**

**Guide Price £220,000 Freehold**

- **No Onward Chain**
- **Entrance Porch**
- **Kitchen/Dining Room**
- **Bathroom**
- **Mature Gardens**
- **Renovation Potential**
- **Living Room**
- **Two Double Bedrooms**
- **Driveway Parking**
- **Proximity to Mainline Railway Station**

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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**DESCRIPTION:** Located on the popular Artist's Way development, this two-double-bedroomed end-of-terrace house is available to the property market with No Onward Chain. The property benefits from driveway parking directly at the rear of the property and offers scope for internal renovation and updating. The accommodation itself currently comprises an entrance porch, a living room, an open-plan kitchen/dining room, two double bedrooms and a bathroom. Outside, there are mature, low-maintenance gardens to both front and rear.

**LOCATION:** Lawrence Court can be found within the Artists Way development, which is located just north of the town centre off of the ring road. The location benefits from proximity to local schools, the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is just half a mile away, with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is also nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages are just beyond.

**OUTSIDE:** A path that links Lawrence Close itself with Artists Way traverses the front of the property with a path then leading to the front door through a front garden laid to lawn with mature shrubs. There is gated side access with a path leading into the rear garden. The driveway parking is located at the rear of the plot with gated access into the rear garden.

**ENTRANCE PORCH:** Consumer unit. Internal door to:

**LIVING ROOM:** Front aspect living room. Stairs to the first floor with an understairs recess for storage. Electric fire set on a granite hearth with a sandstone brick surround and timber mantle. Radiator. Door to:

**KITCHEN/DINING ROOM:** Sliding patio doors to the rear. Currently, worksurface over space and plumbing for washing appliances with an inset stainless-steel sink and drainer. Space for fridge freezer. Wall mounted gas boiler. Radiator. Space for dining.

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

**BEDROOM ONE:** Rear aspect double bedroom. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the front. Radiator.

**BATHROOM:** Currently including, a panelled bath with an electric shower over, low-level WC, pedestal hand wash basin and a radiator.

**REAR GARDEN:** Mature, low-maintenance rear garden with a small patio adjacent to the rear of the property extending to a path at one side of the property with gated access to the front garden. The remainder of the rear garden is mainly laid to lawn with mature flower borders and ornamental trees, plus a garden shed. A path to one side of the rear garden leads to an additional patio area and to gated rear access leading to the driveway parking.

**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.

