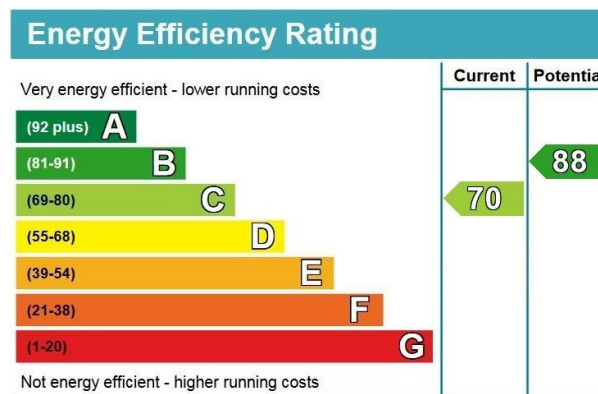
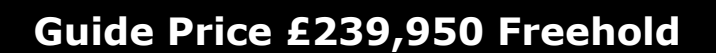


Approximate Area = 651 sq ft / 60.4 sq m
For identification only - Not to scale



The logo for Austin Hawk Estate Agents features a stylized yellow 'AH' monogram above the text 'austinhawk' in a lowercase sans-serif font, with 'austin' in white and 'hawk' in yellow. Below this, the words 'ESTATE AGENTS' are written in a smaller, white, uppercase sans-serif font.



- Entrance Porch
- Kitchen/Dining Room
- Bathroom
- Garage
- Communal Parking
- Living Room
- 2 Double Bedrooms
- Gardens
- Re-Furbished
- No Onward Chain

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

DESCRIPTION:
Offered for sale with no onward chain, this terraced house occupies an elevated position in a small cul-de-sac with views across the town and easy access to Ladies Walk and the town centre. The property has been well maintained by the current vendor with replacement double glazed windows being fitted in the next 4-6 weeks, new flooring and has been newly redecorated. The accommodation comprises entrance porch, living room, kitchen/dining room, two double bedrooms and a bathroom. Outside there is a rear garden with a walled patio area, a garage located in a block and generous communal 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.

ACCOMMODATION:
Front door into ENTRANCE PORCH with glazed side panel and door into:

LIVING ROOM:
Window to front. Stairs to first floor with understairs recess and door to:

KITCHEN/DINING ROOM:
Window to rear and door to garden. Range of eye and base level cupboards and drawers with new work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker with extractor over, space and plumbing for washing machine and wall mounted gas boiler.

FIRST FLOOR LANDING:
Loft access, shelved linen cupboard and doors to:

BEDROOM 1:
Windows to front and double wardrobe recess.

BEDROOM 2:
Windows to rear with views over the surrounding area.

BATHROOM:
Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:
To the front there is an area of lawn with a path to the front door. There is a garage located in a block and communal parking.

REAR GARDEN:
The rear garden benefits from views across the town. Walled patio adjacent to the property with a step down to an area of lawn. There is a concrete hard standing for a shed and steps lead down to gated rear access leading to the parking area.

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.

