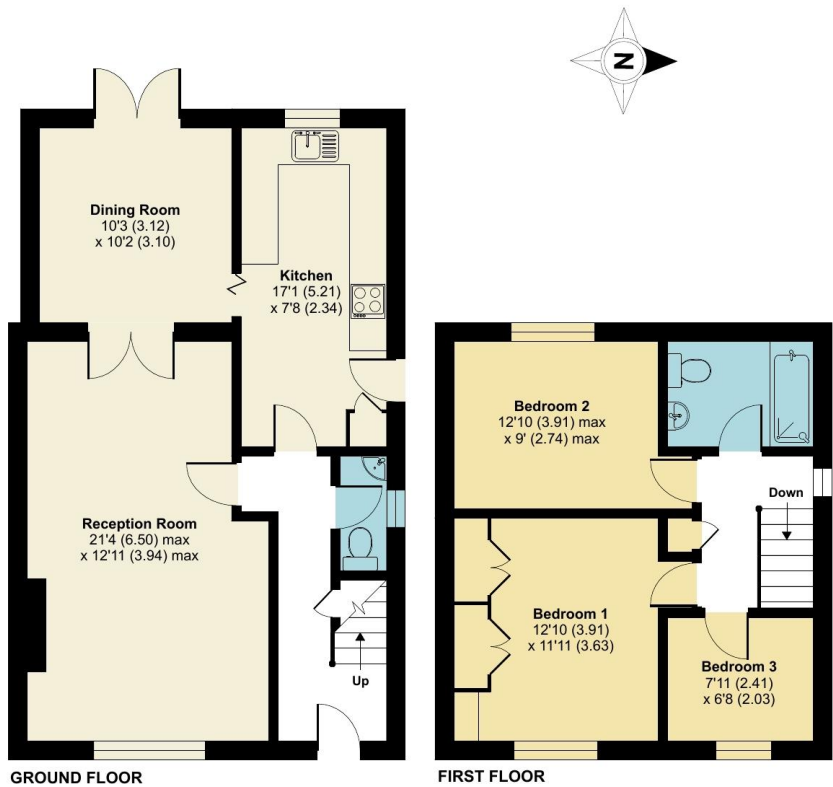
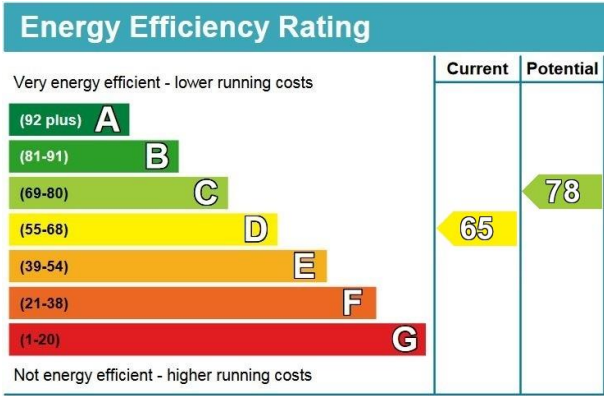


Newtown Close, Andover, SP10

Approximate Area = 1045 sq ft / 97.1 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). © nchecon 2025. Produced for Austin Hawk Ltd. REF: 1294830



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.



Newtown Close, Andover Guide Price £340,000 Freehold

- Hallway
- Living Room
- Kitchen
- Bathroom
- Attractive Garden
- Cloakroom
- Dining Room
- 3 Bedrooms
- Driveway Parking
- No Onward Chain



DESCRIPTION:
Offered for sale with no onward chain, this semi-detached house is located in a small cul-de-sac in a well established and sought after area of the town. The accommodation offers scope for modernisation and comprises hallway, cloakroom, 21ft living room, dining room with French doors to the garden, a kitchen, three first floor bedrooms and a bathroom. To the front there is driveway parking for three cars with gated access to an attractive rear garden with a shed, greenhouse and pond.

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:

HALLWAY:
Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:
Window to side. WC and wash hand basin.

LIVING ROOM:
Window to front. Feature fireplace with electric fire and double glazed doors to:

DINING ROOM:
French doors to garden and access to:

KITCHEN:
Window to rear and side door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing electric cooker with extractor over. Space and plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR LANDING:
Window to side. Loft access and airing cupboard with gas combi boiler. Doors to:

BEDROOM 1:
Window to front. Fitted wardrobe cupboards, head height cupboards over the bed area and fitted dressing table with drawers.

BEDROOM 2:
Window to rear.

BEDROOM 3:
Window to front.

BATHROOM:
Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:
To the front there is an area of lawn with shrub borders and driveway parking for up to three cars. Access at the side leads to:

REAR GARDEN:
Attractive, mature, garden with a patio adjacent to the house. The remainder is laid to lawn with mature shrubs, a pond, greenhouse and a shed.

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.

