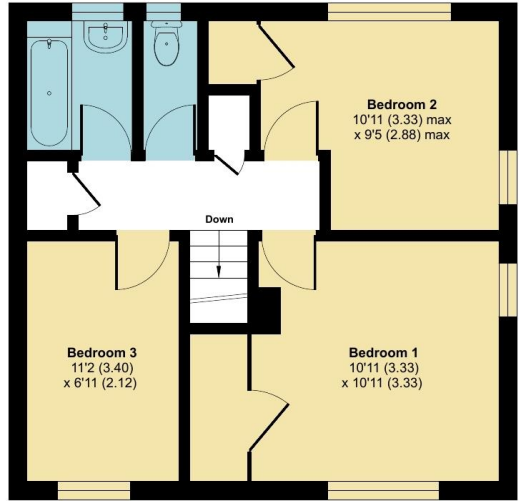


N

Bere Hill Crescent, Andover, SP10

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



FIRST FLOOR



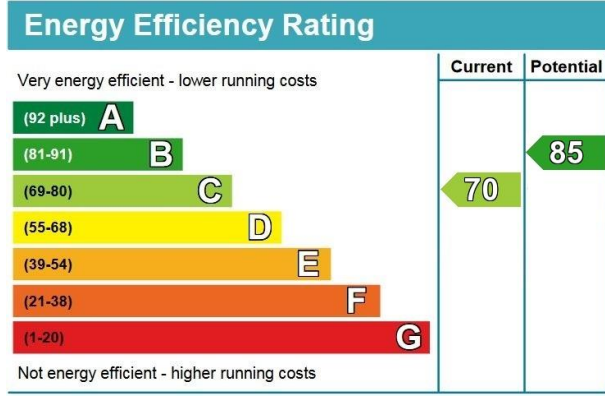
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1296725



Bere Hill Crescent, Andover

Guide Price £315,000 Freehold



- Hallway
 - Kitchen
 - Bathroom
 - Gardens
- 20ft Living/Dining Room
 - 3 Double Bedrooms
 - Separate WC
 - No Onward Chain

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.



DESCRIPTION:
Located in an established residential area close to Ladies Walk and offered for sale with no onward chain, this end of terrace house has been refurbished by the current owner including new flooring. The spacious accommodation comprises hallway, 20ft living/dining room, contemporary kitchen, three double bedrooms and a bathroom with separate WC. Outside there are gardens to the front and rear which benefit from being newly turfed.

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:
Open porch with front door into:

HALLWAY:
Window to front. Stairs to first floor and doors to:

LIVING/DINING ROOM:
Triple aspect room. Feature fireplace with electric fire and doors to:

KITCHEN:
Window and door to rear garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space for appliances, wall mounted boiler, understairs cupboard and further storage cupboard.

FIRST FLOOR LANDING:
Access to boarded loft, airing cupboard with hot water tank, further storage cupboard and doors to:

BEDROOM 1:
Windows to front and side and fitted wardrobe cupboard.

BEDROOM 2:
Windows to side and rear and fitted cupboard.

BEDROOM 3:
Window to front.

BATHROOM:
Window to rear. Panelled bath with shower attachment, wash hand basin and heated towel rail.

WC:
Window to rear and WC.

OUTSIDE:
To the front there is an area of lawn enclosed by picket fencing. A path leads to the front door and there is gravelled side access to:

REAR GARDEN:
Walled, gravelled, area adjacent to the house with steps up to an area of lawn with shrubs to one side.

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.

