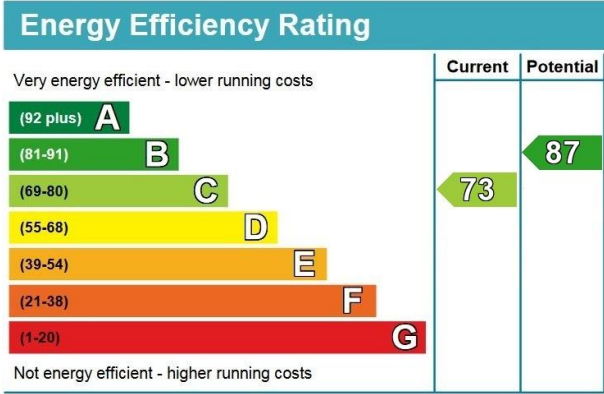


Leicester Place, Andover

Guide Price £290,000 Freehold



- Hallway
  - Dining Room
  - 3 Bedrooms
  - Secluded Garden
- Living Room
  - Kitchen
  - Bathroom
  - Driveway Parking

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:**  
This terraced house is located within close walking distance of the town centre and Rooksbury Mill Nature Reserve. The well presented accommodation comprises hallway, living room with a fireplace and wood burner, dining room with French doors out to the garden, a kitchen, three bedrooms and a contemporary bathroom. Outside there are two parking spaces to the front and a fairly secluded garden to the rear.

**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:

**LIVING ROOM:**  
Window to front and brick fireplace with wood burner. Open access to:

**DINING ROOM:**  
Door to garden and door to:

**KITCHEN:**  
Window to rear. Range of eye and base level cpboards and drawers with granite work surfaces over and inset stainless steel sink with drainer. Free standing electric cooker with extractor over and double oven. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted boiler.

**FIRST FLOOR LANDING:**  
Access via a ladder to a boarded loft and doors to:

**BEDROOM 1:**  
Window to rear.

**BEDROOM 2:**  
Window to front and airing cupboard with hot water tank and shelving.

**BEDROOM 3:**  
Window to front.

**BATHROOM:**  
Window to rear. P shaped bath with shower over, wash hand basin and WC. Fully tiled walls and floor.

**OUTSIDE:**  
To the front there is a block paved driveway offering parking for two cars. Visitor permits are available free of charge.

**REAR GARDEN:**  
Patio area adjacent to the house with a path to the side extending to the rear. There is an area of lawn enclosed by wooden sleepers and shrub beds to the side and rear.

**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.

