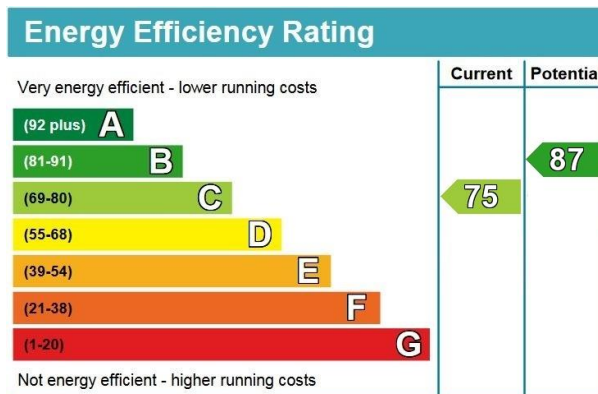


**Springfield Close, SP10**

Approximate Gross Internal Area = 100 sq m / 1077 sq ft  
Approximate Garage Internal Area = 19.9 sq m / 215 sq ft  
Approximate Total Internal Area = 119.9 sq m / 1292 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.



**Springfield Close, Andover**

**Guide Price £360,000 Freehold**

- Hallway
- Living Room & Snug
- Dining Room
- Bathroom
- Garage
- Cloakroom
- Kitchen
- 3 Bedrooms
- Driveway Parking
- Enclosed Garden

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

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 and located in a cul-de-sac within a popular residential area, this semi-detached house benefits from being close to local amenities and schools. The extended accommodation comprises entrance porch, hallway, cloakroom, living room, snug, kitchen, dining room, three bedrooms and a bathroom. To the front there is driveway parking leading to a garage whilst the enclosed rear garden benefits from a good sized seating area with a shed.

**LOCATION:**  
Located within an established residential area, this property benefits from close proximity to schools, a convenience store, a public house and the historic Ladies Walk. 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:**  
Door into ENTRANCE PORCH with windows to two sides and glazed door into:

**HALLWAY:**  
Stairs to first floor with understairs storage cupboard, further storage cupboard and doors to:

**CLOAKROOM:**  
Window to front. WC and vanity cupboard with wash hand basin.

**LIVING ROOM:**  
Window to front and glazed double doors to:

**SNUG:**  
Full height window and glazed door to rear garden.

**KITCHEN:**  
Galley kitchen with a 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 eye level double oven and microwave. Space and plumbing for washing machine, dishwasher and tumble drier. Space for American style fridge/freezer and arch to:

**DINING ROOM:**  
Window to rear and patio doors to the garden.

**FIRST FLOOR LANDING:**  
Airing cupboard with wall mounted boiler and doors to:

**BEDROOM 1:**  
Window to front and fitted wardrobe cupboard.

**BEDROOM 2:**  
Window to rear and fitted cupboard.

**BEDROOM 3:**  
Window to rear. Fitted wardrobe cupboard and loft access.

**BATHROOM:**  
Window to front. P shaped bath with shower over, vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

**OUTSIDE:**  
To the front there is driveway parking for several cars and access to the GARAGE with up and over door and personal doors.

**REAR GARDEN:**  
Good sized patio area adjacent to the house with a shed and awning. The remainder is laid to lawn with raised flower borders.

**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.

