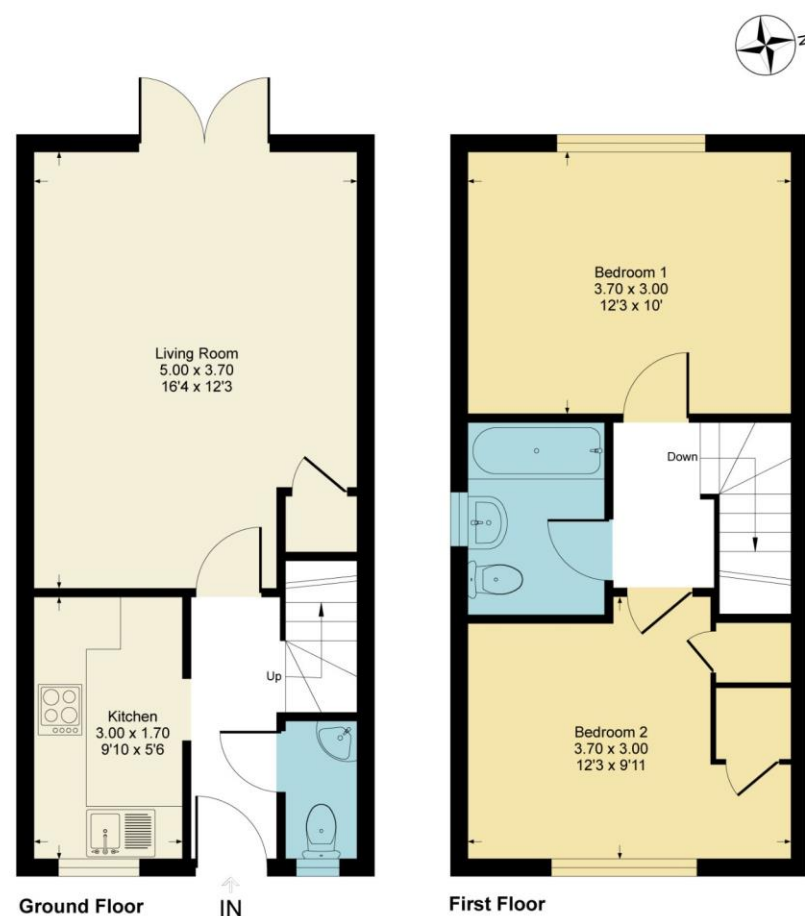
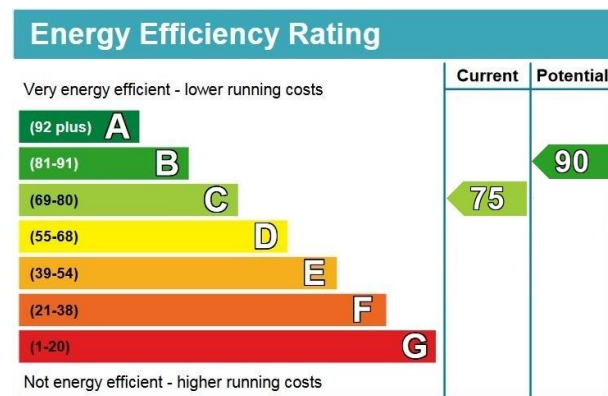


Verden Way, SP10
Approximate Gross Internal Area = 59.3 sq m / 638 sq ft



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.



Verden Way, Andover

Guide Price £265,000 Freehold

- Hallway
- Kitchen
- 2 Double Bedrooms
- Driveway Parking
- Newly Refurbished

- Cloakroom
- Living Room
- Bathroom
- Enclosed Garden
- No Onward Chain

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DESCRIPTION:

Located on the popular Saxon Fields, this terraced house has been newly refurbished throughout including new carpets, and is offered for sale with no onward chain. The accommodation comprises hallway, cloakroom, kitchen, spacious living room with French doors out to the garden, two double bedrooms and a bathroom. To the front there is driveway parking whilst there is an enclosed 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:

Open porch with tiled flooring and front door into:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

Window to front. Vanity cupboard with wash hand basin and WC.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

LIVING ROOM:

Patio doors to garden. Understairs storage cupboard and feature marble fireplace.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front. Airing cupboard and fitted wardrobe cupboard.

BATHROOM:

Panelled bath with shower over and panelled walls, vanity drawers with wash hand basin and WC.

OUTSIDE:

To the front there is a driveway offering parking for two cars. The remainder is gravel with shrubs and a path to the front door.

REAR GARDEN:

Small patio area adjacent to the house leading to an area of lawn with a central path to gated rear access.

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.

