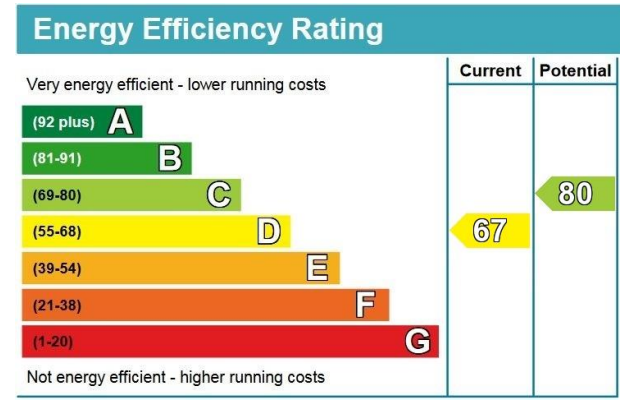




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



1 Severn Court, Andover, SP10 5EU

Guide Price £239,950 Freehold

- Hallway

• Kitchen/Diner

• Three Bedrooms

• Separate WC
- Office

• Sitting Room

• Bathroom

• Enclosed Garden



DESCRIPTION:

This end of terrace house is located on the edge of the town. The well presented and maintained accommodation comprises hallway, office, sitting room, kitchen/dining room, three bedrooms, a bathroom and separate WC. Outside there is an enclosed garden to the rear and communal parking to the back.

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 to:

HALLWAY:

Stairs to first floor and doors to:

KITCHEN/DINER:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Space and plumbing for dishwasher, washing machine, fridge freezer and tumble dryer. Partly tiled walls and a wall mounted combi boiler. Dining area has a window and patio door to the rear garden

SITTING ROOM:

Window and door to the rear garden.

OFFICE:

Window to front and a storage cupboard with shelving.

FIRST FLOOR LANDING:

Loft access, large airing cupboard with storage and doors to:

BEDROOM ONE:

Window to the rear. Fitted wardrobes and drawers.

BEDROOM TWO:

Window to the rear with a fitted storage cupboard.

BEDROOM THREE:

Window to the rear.

BATHROOM:

Window to the front. Panelled bath with mixer shower attachment and partly tiled walls.

SEPARATE CLOAKROOM:

Window to front. WC and partly tiled walls.

OUTSIDE:

The front garden is bordered by picket fencing. Paved path to front door with lawn either side. Bordered by mature plants and shrubs. There is also a storage cupboard housing the electric meter.

REAR GARDEN:

Generous size fully enclosed garden. Patio area adjacent to the house leading to an area of lawn, bordered by mature plants and shrubs. A path leading to a shed and a side access gate.

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.

