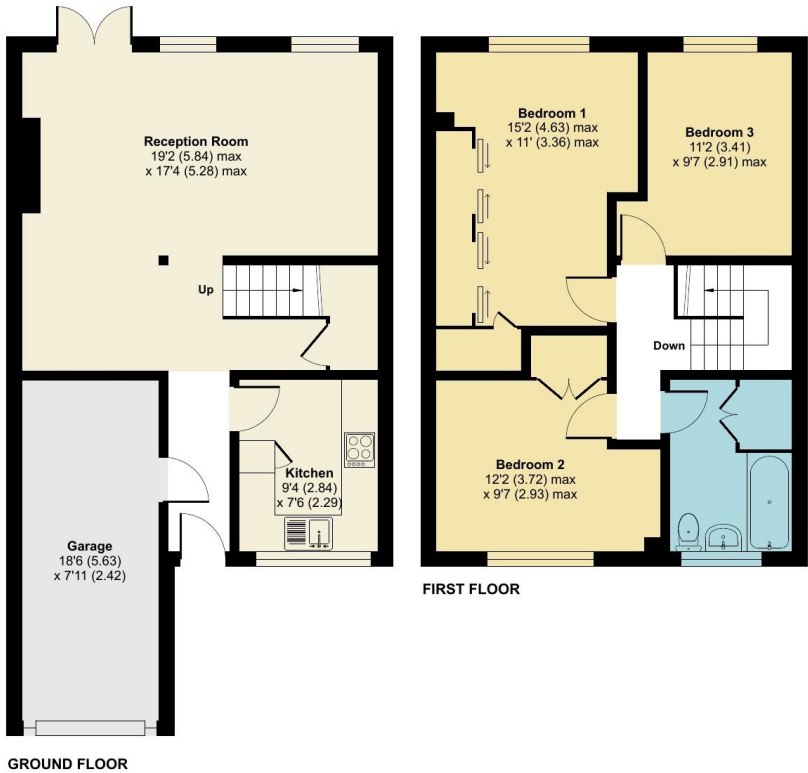


Apsley Close, Andover, SP10

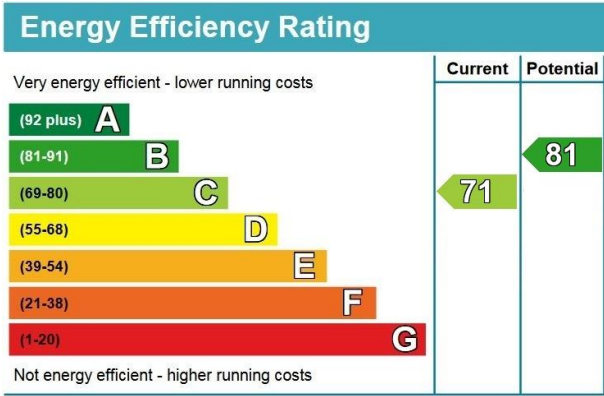
Approximate Area = 970 sq ft / 90.1 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1108 sq ft / 102.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1320046



Apsley Close, Andover Guide Price £312,000 Freehold



- Entrance Hallway
- Open Plan Living/Dining Room
- Family Bathroom
- Driveway Parking
- Proximity to Open Countryside
- Kitchen
- Three Bedrooms
- Integral Garage
- Mature Rear Garden
- Close to Primary School & Town Centre

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: Benefiting from an excellent location on the south side of Andover, this three-bedroomed, terraced house has the potential to be the perfect first family home. The location, a small cul-de-sac within an established residential area, is a stone's throw from open countryside as well as being close to not only Andover's town centre but also its nearest outlying village, Upper Clatford. The accommodation comprises an entrance hallway, a kitchen, a spacious open-plan living/dining room, three bedrooms and a family bathroom. The property also benefits from an integral garage with driveway parking to the front, whilst to the rear is a practical, mature garden.

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. Apsley Close is a small cul-de-sac off Picton Road on the sought-after southern edge of Andover with excellent proximity to Anton School. The location gives good access not only to the town centre, which is just a mile away, but also open countryside with Rooksbury Mill Nature Reserve and the outlying Clatford villages both within half a mile of the property. Andover Golf Club can be found nearby on Winchester Road with the Hampshire Golf Club a short distance further on, as Winchester Road heads towards Stockbridge, Wherwell, Chilbolton and the wider Test Valley. Picton Road is on a local bus route to and from Andover's town centre, whilst Winchester Road is on a main bus route linking not only the outlying villages to the south but also the City of Winchester.

OUTSIDE: The property frontage is set aside as driveway parking directly in front of the integral garage with a low-maintenance gravelled area to one side of a path that leads to the front door under a canopy porch.

ENTRANCE HALLWAY: Parquet flooring. Internal door providing access to the integral garage, radiator and door to:

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with extractor over and oven/grill below. Integral fridge freezer.

OPEN-PLAN LIVING/DINING ROOM: A good-sized open-plan living/dining room with a window to the rear and French doors opening out to a decked terrace in the rear garden. Parquet flooring throughout. Wood burning stove inset within an open fireplace with a tiled hearth and brick surround. Radiator. Low-level door to a built-in understairs storage cupboard. Stairs to first floor.

FIRST FLOOR LANDING: Access to a boarded loft via a pull-down loft ladder.

BEDROOM ONE: Rear aspect double bedroom. Extensive fitted wardrobe storage plus a door to a built-in storage cupboard. Radiator.

BEDROOM TWO: Front aspect double bedroom. Double doors to a built-in wardrobe cupboard. Radiator.

BEDROOM THREE: Good-sized third bedroom with a window to the rear. Radiator.

FAMILY BATHROOM: Window to the front. Fully tiled bath enclosure with a P-shaped shower-bath and rainfall shower system over. Close-coupled WC, pedestal hand wash basin and a heated towel rail. Double doors to a built-in airing cupboard with shelving and housing a gas combi boiler.

REAR GARDEN: Decked terrace adjacent to the rear of the property with a pergola. Steps down to an area of lawn with mature flower and shrub borders. Steps down past mature apple trees to a lower level of lawn with mature hedging. Gated rear access.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

