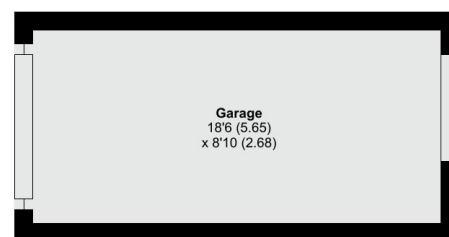


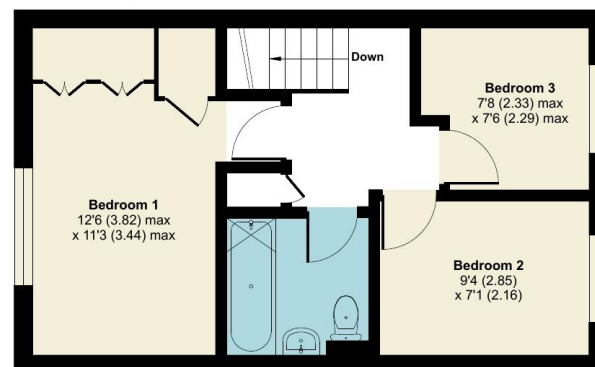


Coachways, Andover, SP10

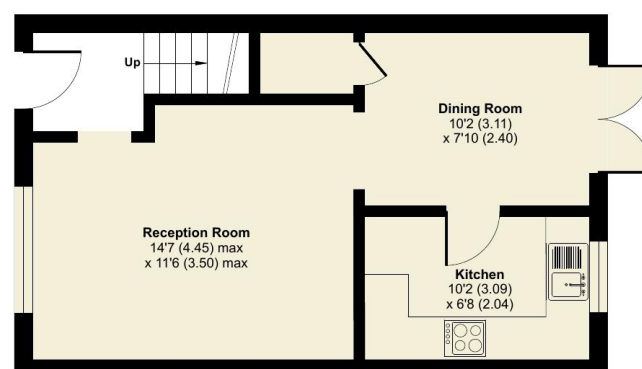
Approximate Area = 752 sq ft / 69.8 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 915 sq ft / 84.9 sq m
For identification only - Not to scale



GARAGE

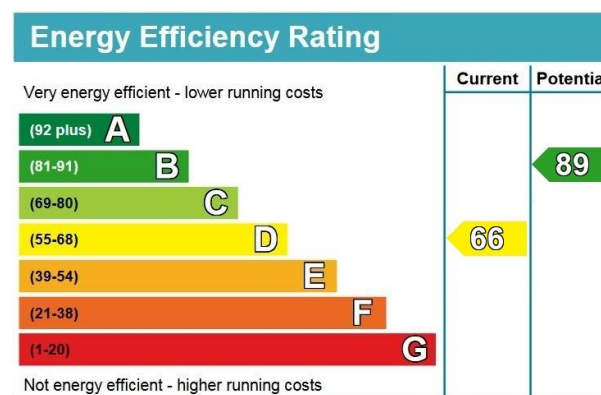


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1324748



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.



Coachways, Andover SP10 2SJ

Guide Price £299,950 Freehold

- Hallway
- Dining Room
- Three Bedrooms
- Single Garage
- Sitting Room
- Kitchen
- Bathroom
- Enclosed Rear Garden

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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:
Austin Hawk are delighted to offer this mid-terraced house WITH NO ONWARD CHAIN situated in a popular residential area within the catchment area for Anton School and within walking distance of the town centre. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, three bedrooms and a bathroom. Outside to the front is a low maintenance garden and single garage and to the rear an enclosed 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 line 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. Doors to:

SITTING ROOM:
Front aspect.

DINING ROOM:
Under stairs cupboard. Double glazed French doors to rear garden.

KITCHEN:
Rear aspect. Range of eye and base level cupboards and drawers with inset stainless steel sink and drainer. Inset gas hob with extractor over and oven below. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler.

LANDING:
Access to loft. Airing cupboard housing hot water tank.

BEDROOM ONE:
Front aspect. Range of fitted wardrobes and additional storage cupboard.

BEDROOM TWO:
Rear aspect.

BEDROOM THREE:
Rear aspect.

BATHROOM:
Panelled bath with shower over, wash hand basin and low level WC.

OUTSIDE:
Low maintenance with path leading to the front door. Two parking spaces. The garage is located to the left of the property with an up-and-over door.

REAR GARDEN:
Low maintenance fully enclosed garden. Mainly laid by paving slabs and stone. Rear access gate, shortcut to Asda. Light and power socket mounted to wall.

TENURE & SERVICES:
Freehold. Mains water, drainage, electricity and gas are connected. Gas-fired 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.

