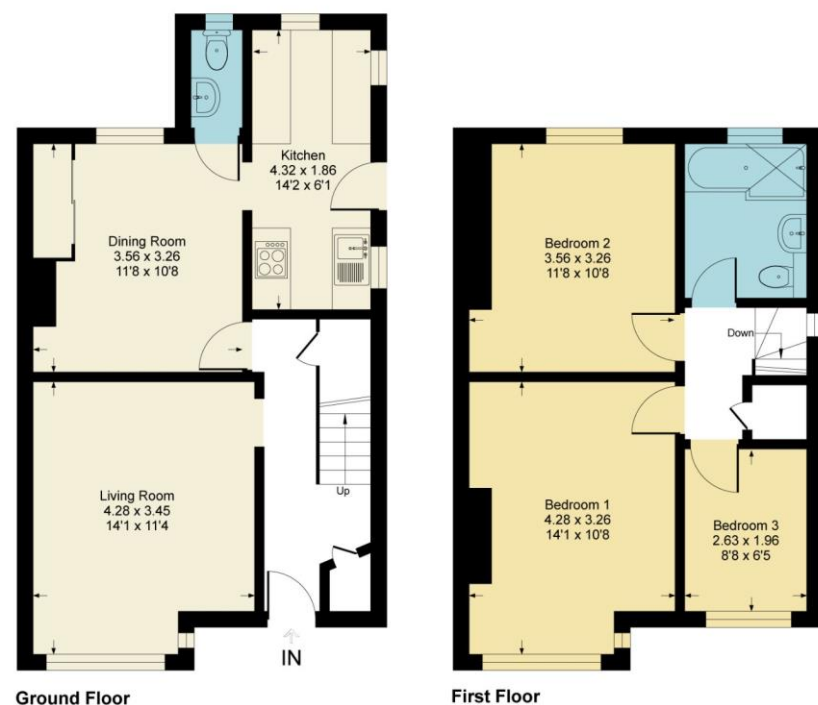
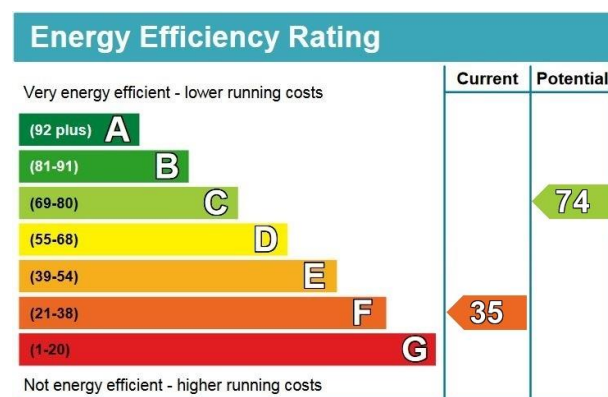


Cross Lane, SP10
Approximate Gross Internal Area = 84.7 sq m / 912 sq ft



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.



Cross Lane, Andover

Guide Price £265,000 Freehold

- Hallway
- Dining Room
- Cloakroom
- Large Garden

- Living Room
- Kitchen
- 3 Bedrooms
- No Onward Chain

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

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:
Offered for sale with no onward chain, this older style semi-detached house is located in a sought after area close to the railway station. The accommodation offers scope for improvement and comprises hallway, living room, separate dining room, kitchen, cloakroom, three bedrooms and a bathroom. A particular feature of the property is the good sized and secluded 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:
Canopy porch with front door into:

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

LIVING ROOM:
Box bay window to front.

DINING ROOM:
Sash style window to rear. Cupboard with hot water tank, access to kitchen and door to:

CLOAKROOM:
Window to rear. WC and wash hand basin.

KITCHEN:
Double aspect with side stable door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset ceramic hob with extractor over and oven below. Space for under-counter appliances.

FIRST FLOOR LANDING:
Window to side. Loft access and fitted cupboard with shelving. Doors to:

BEDROOM 1:
Box bay window to front.

BEDROOM 2:
Sash style window to rear.

BEDROOM 3:
Sash style window to front.

BATHROOM:
Sash style window to rear. P shaped bath with shower over and vanity cupboards with wash hand basin and WC with concealed cistern.

OUTSIDE:
Walled garden to the front with a gated path to the front door and side access to the rear garden.

REAR GARDEN:
A good sized garden measuring approximately 80ft in length. Mainly laid to lawn with two garden sheds and shrubs to the rear.

TENURE & SERVICES:
Freehold. Mains water, drainage and electricity are connected. Heating via oil filled electric 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.

