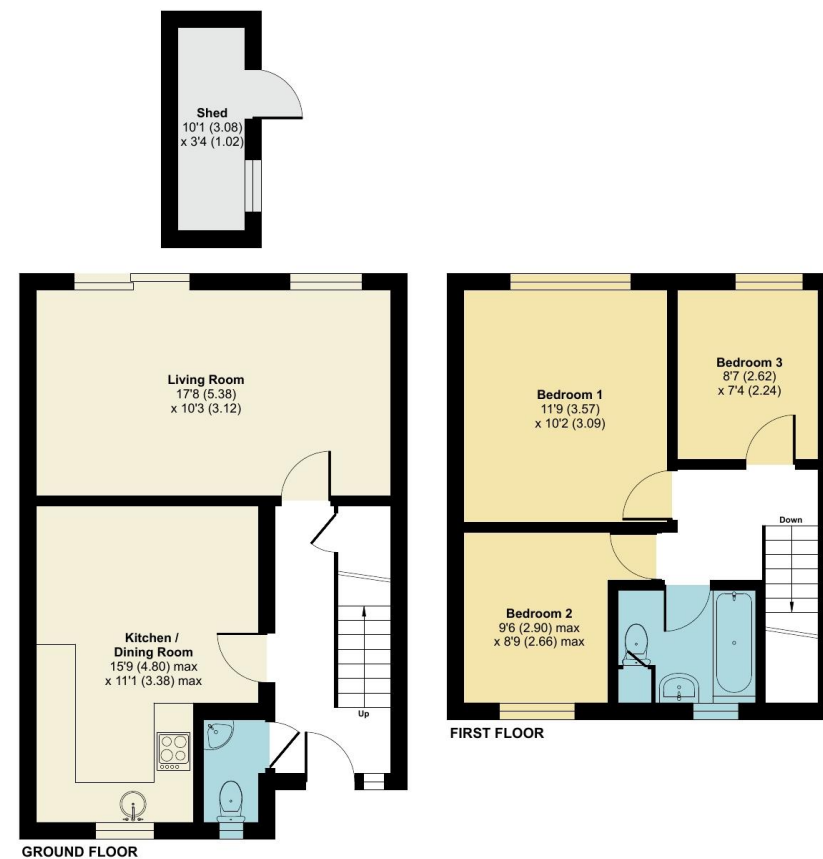


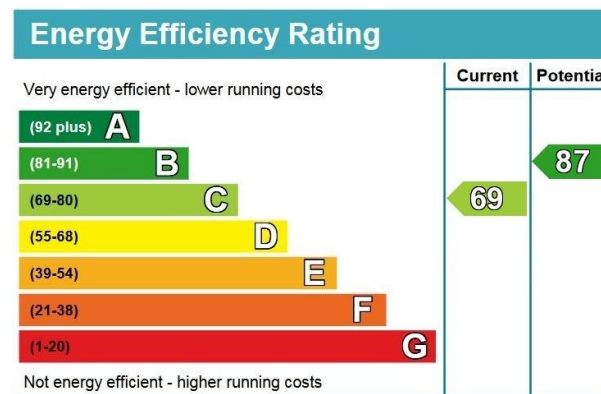


Stubbs Court, Andover, SP10

Approximate Area = 814 sq ft / 75.6 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 848 sq ft / 78.7 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). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1356193



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.



Stubbs Court, Andover

Guide Price £249.500 Freehold

- Entrance Hallway
- Open-Plan Kitchen/Dining Room
- Three Bedrooms
- Low Maintenance Gardens
- Proximity to Mainline Railway
- Cloakroom
- Living Room
- Bathroom
- Outlook to Green Space
- Close to Local Amenities

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DESCRIPTION: Located on the popular Artist's Way development, this three-bedroomed terraced house occupies a plot that enjoys an outlook to both the front and the rear over expansive green spaces. The location is close to many local amenities, including Andover's mainline railway station and Anton Lakes Nature Reserve. The accommodation which could make the ideal first home comprises an entrance hallway, a cloakroom, a good-sized open-plan kitchen/dining room, a living room, three bedrooms and a bathroom. Outside to the rear is an enclosed, practical, low-maintenance garden which includes a brick shed.

LOCATION: Stubbs Court can be found within the Artists Way development, which is located just north of Andover's town centre off of the ring road. The location benefits from proximity to the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is also nearby with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice plus Charlton Lakeside Leisure Park, which offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and weekly park runs. Open countryside with outlying villages are just beyond.

OUTSIDE: Communal parking is plentiful on either side and to both the front and rear of Stubbs Court. A path leads from the front parking area, bypassing the property's rear garden and leading on to the low-maintenance front garden, which is laid to gravelled hardstanding, enclosed by low-level brick walling. A path leads to the front door, recessed under a covered porch area.

ENTRANCE HALLWAY: Window to the front. Stairs to the first floor and a door to a built-in, understairs storage cupboard. Radiator. Door to:

CLOAKROOM: Window to the front. Close-coupled WC and hand wash basin. Consumer unit.

OPEN-PLAN KITCHEN/DINING ROOM: Good-sized, open-plan kitchen/dining room with a window to the front. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over. Inset stainless steel sink, inset gas hob with stainless steel splashback, extractor over and an oven/grill below. Space and plumbing for a dishwasher and a washing machine, space for an American-style fridge freezer. Cupboard housing a wall-mounted gas combi boiler. Radiator and space for dining.

LIVING ROOM: Rear aspect living room with a window and sliding patio doors providing access into the rear garden. Radiator.

FIRST FLOOR LANDING: Loft access. Doors to:

BEDROOM ONE: Double bedroom with a window to the rear. Radiator.

BEDROOM TWO: Good-sized single bedroom with a window to the front. Radiator.

BEDROOM THREE: Good-sized, rear aspect single bedroom. Radiator.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Close-coupled WC, pedestal hand wash basin and a radiator.

REAR GARDEN: Patio adjacent to the rear of the property with a path then leading to gated access at the top of the garden, leading directly to the nearest communal parking area. The remainder of the garden, enclosed by close-board fencing, is laid to lawn and includes a brick shed.

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.

