

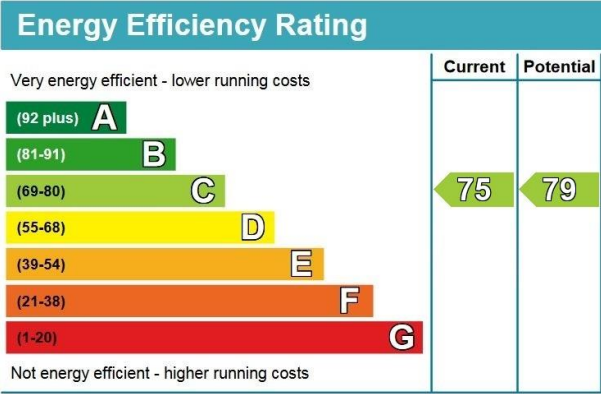


Launcelot Close, Andover, SP10

Approximate Area = 861 sq ft / 79.9 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 887 sq ft / 82.3 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: 1340767



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.



Launcelot Close, Andover Guide Price £235,000 Freehold

- Hallway
- Kitchen
- Bathroom
- Brick Store
- No Onward Chain
- Living/Dining Room
- 3 Bedrooms
- Secluded Garden
- Communal Parking
- Borders Anton Lakes



DESCRIPTION: Offered for sale with no onward chain, this terraced house is located at the end of a cul-de-sac on the northern outskirts of the town with easy access via a footpath to Anton Lakes. The accommodation comprises hallway, kitchen, living/dining room, three bedrooms and a bathroom. Outside there is a communal parking area and a secluded rear garden which benefits from a covered seating area and a brick store.

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 into:

HALLWAY: Stairs to first floor and doors to:

KITCHEN: Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Two storage cupboards and under-stairs walk-in pantry. Space and plumbing for washing machine, space for fridge/freezer and space for table and chairs.

LIVING/DINING ROOM: Window and door to rear garden.

FIRST FLOOR LANDING: Range of fitted cupboards, airing cupboard with hot water tank, loft access and doors to:

BEDROOM 1: Window to rear and recess for wardrobe storage.

BEDROOM 2: Window to front. Fitted wardrobe cupboard and shelved storage cupboard.

BEDROOM 3: Window to rear and fitted cupboard.

BATHROOM: Window to front. Corner path, wash hand basin and WC.

OUTSIDE: To the front there is a paved area which is enclosed by low level fencing with a gate to the front door.. There is communal parking close to the property.

REAR GARDEN: Secluded and fully enclosed garden with a covered seating area adjacent to the house with a brick store housing the gas boiler. The remainder is laid to lawn with gated rear access to a footpath leading to Anton Lakes.

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.

