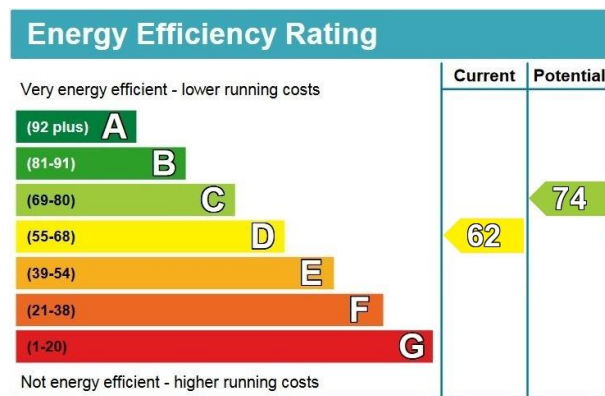


Colenzo Drive, SP10
 Approximate Gross Internal Area = 81.5 sq m / 878 sq ft
 Approximate Outbuilding Internal Area = 2.1 sq m / 23 sq ft
 Approximate Total Internal Area = 83.6 sq m / 901 sq ft



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.



Colenzo Drive, Andover

Guide Price £240,000 Freehold

- Hallway
- Dining Room
- Two Double Bedrooms
- Rear Garden
- Living Room
- Kitchen
- Bathroom
- Close To Amenities

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DESCRIPTION:

Coming to the market for the first time since construction in the 1970s, this NO ONWARD CHAIN end of terrace house is located in the popular Spanish Town within walking distance of the town centre. The accommodation offers scope for modernisation and comprises a hallway, living room, dining room, kitchen, two double bedrooms and a bathroom. Outside there is a small front garden, a communal parking area and an enclosed garden to the rear with 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. Located centrally within Andover, Colenzo Drive can be found just off Vigo Road, with a convenience store and fast food outlet nearby. The location has excellent proximity to both Andover's town centre amenities along with "out of town" supermarkets, retail shops and fast food establishments. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

ACCOMMODATION:

Front door into:

HALLWAY:

Large storage cupboard, glazed partition and door to:

LIVING ROOM:

Front aspect and electric fire.

DINING ROOM:

Rear Patio door into the Conservatory, first floor stairs, storage cupboard, under stairs cupboard and door to kitchen.

CONSERVATORY:

Side and rear door into rear garden with tiled flooring.

KITCHEN:

Rear aspect. A range of eye and base level cupboards and drawers with worktops above. Inset stainless steel sink and drainer. Space and plumbing for a freestanding oven, washing machine, dishwasher and a fridge freezer.

FIRST FLOOR LANDING:

Front aspect. Storage airing cupboard.

BEDROOM ONE:

Front aspect. Built-in fitted wardrobe.

BEDROOM TWO:

Rear aspect. Storage cupboard.

BATHROOM:

Rear aspect. Panelled bath with mixer shower tap, wash hand basin, WC, heated towel radiator and a shower cubical.

OUTSIDE:

Front Garden with path to front door. The remainder is paved with a border of mature plants and shrubs.

REAR GARDEN:

Fully enclosed garden, mainly laid to lawn and bordered by mature plants, featuring the original brick store, and an additional storage shed with rear gate access.

TENURE & SERVICES:

Freehold. Mains water, drainage, electricity are connected. (Electric high retention heaters.) Gas is available, currently capped.

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.

