

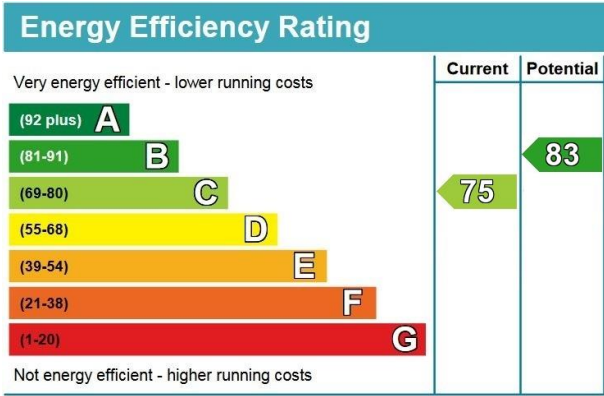
Shepherds Spring Lane, SP10
Approximate Gross Internal Area = 157 sq m / 1691 sq ft
Approximate Garage Internal Area = 17.9 sq m / 193 sq ft
Approximate Total Internal Area = 174.9 sq m / 1884 sq ft



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



College Mews, Andover Guide Price £445,000 Freehold



- Entrance Hallway
 - Living Room
 - Two Ensuite Bedrooms
 - Two Additional Bathrooms
 - Integral Garage & Driveway Parking
- Kitchen
 - Conservatory
 - Four Further Bedrooms
 - Ground Floor Shower & WC
 - Low Maintenance Rear Garden

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.



With accommodation arranged over three floors, this modern terraced property offers generous internal accommodation along with an integral garage and driveway parking. The property benefits from a surprisingly tranquil location very close to Andover's town centre and mainline railway station. Currently configured to maximise rental income, the accommodation comprises a ground floor with an entrance hallway, the integral garage with personal internal access, a cloakroom and separate shower room, a kitchen, a living room and a generous conservatory providing access into a low-maintenance rear garden. The first floor provides a good-sized double bedroom with a balcony and ensuite shower room, plus two further bedrooms serviced by a bathroom. On the second floor is the master bedroom suite with a Juliet balcony, along with two further bedrooms also serviced by their own bathroom.

College Mews can be found off Shepherds Spring Lane near Andover's town centre, with proximity to numerous local amenities, including schools catering for all age groups, plus Andover College, theatre, leisure centre and the mainline railway station which is just over half a mile away and provides a route into London's Waterloo in just over an hour. The nearby A303 offers good road access to both London, the West Country and the A34 with routes both north and to the south coast.

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.

