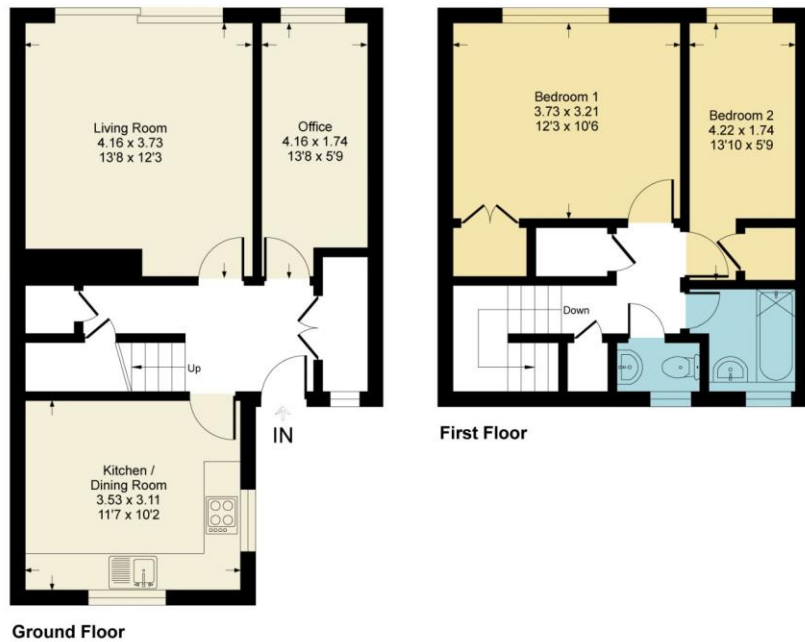
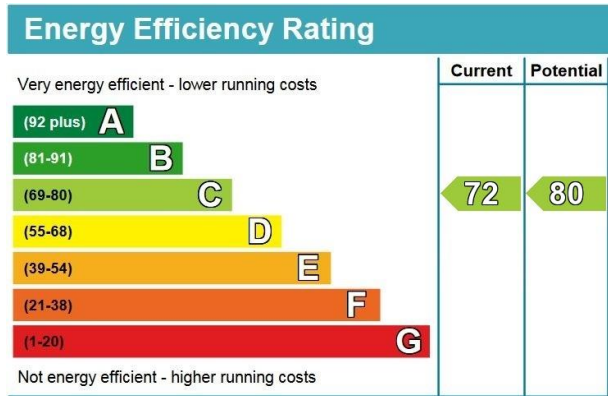


Florence Court, SP10
Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



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.



Florence Court, Andover **Guide Price £205,000 Freehold**

- No Onward Chain
- Living Room
- Additional Reception Room
- Bathroom & WC
- Close to Schools & Amenities
- Entrance Hallway
- Kitchen/Dining Room
- Two Bedrooms
- Low-Maintenance Rear Garden
- Proximity to Open Countryside



DESCRIPTION: Available to the property market with No Onward Chain, this two-bedroomed, terraced house has the potential to be the perfect first family home. Located on the northern outskirts of Andover, the property benefits from proximity to local schools and open countryside as well as numerous local amenities. The accommodation comprises a ground floor with an entrance hallway which includes generous built-in storage, a kitchen/dining room, a good-sized living room and an additional reception room that could provide a home office or additional bedroom space. The first floor includes two bedrooms, a bathroom and a separate WC. Outside to the rear is an enclosed, practical, low-maintenance garden. The property has had a new roof covering laid during the last five years.

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. Florence Court can be found on the Roman Way development off Roman Way itself. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities, including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away, along with the popular Finkley Down Farm Park. Roman Way is close to two outlying villages. Enham Alamein is located just a mile to the north and boasts a village shop, post office and coffee shop, whilst a mile and a half to the east is the village of Smannell with its renowned public house.

OUTSIDE: The front of the property is approached via a path from a communal parking area with a low-level retaining wall forming the border of a small front garden. Steps lead up to a paved area which leads to the front door. The path from the communal parking area continues past the property and leads to an area of mature open green space which wraps around to the rear of the property.

ENTRANCE HALLWAY: Stairs to the first floor. Double doors to a built-in, walk-in storage cupboard with a window to the front and housing the consumer unit. This was originally a cloakroom with WC and the plumbing and waste is still available for reconnection if desired. Low-level door to a built-in, understairs cupboard housing the gas meter. Low-level door to an additional built-in storage cupboard. Internal glazed doors to:

KITCHEN/DINING ROOM: Dual aspect kitchen/dining room with windows to the front and to one side. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset gas hob with extractor over and an oven/grill below. Space and plumbing for two appliances. Wall mounted gas boiler. Radiator. Space for dining.

LIVING ROOM: Good-sized living room with sliding patio doors to the rear, providing access to the garden. Radiator.

FIRST FLOOR LANDING: Door to a built-in, walk-in storage cupboard. Door to a built-in, overstairs airing cupboard with shelving and a bar heater. Doors to:

BEDROOM ONE: Double bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Good-sized single bedroom with a window to the rear. Door to a built-in wardrobe cupboard. Radiator.

BATHROOM: Newly fitted during 2024 with a window to the front. Fully tiled walls. Panelled bath with a rainfall shower system over, vanity hand wash basin with cupboard storage below. Heated towel rail. Wall mounted mirrored bathroom cupboard.

REAR GARDEN: Patio adjacent to the rear of the property with the remainder laid to artificial lawn and mature trees, enclosed by panel fencing.

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.

