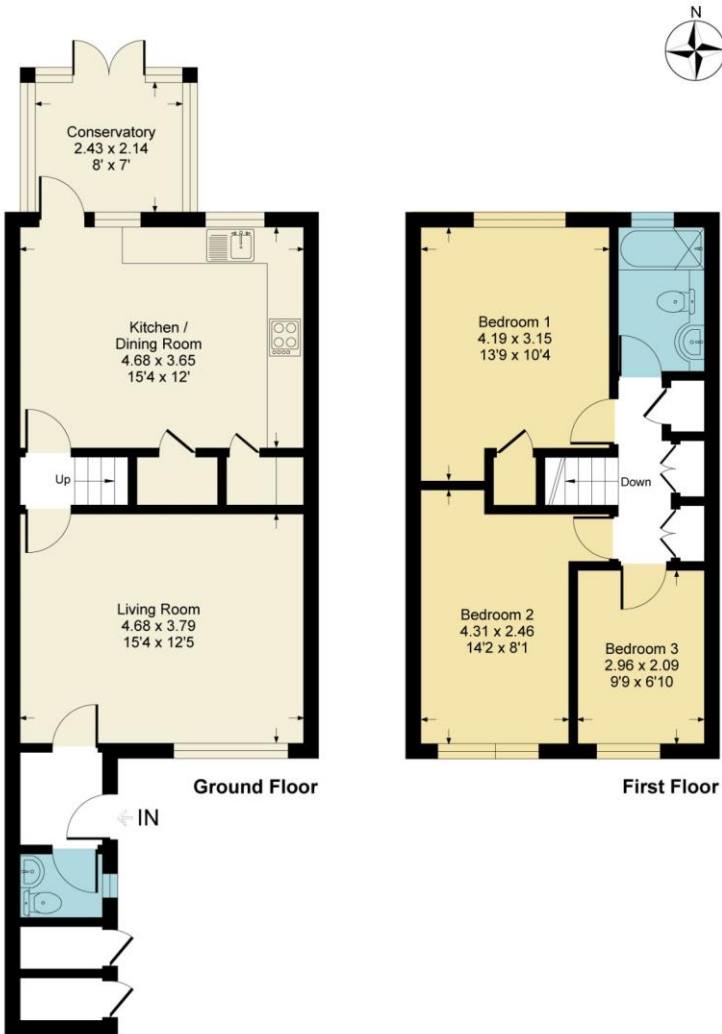
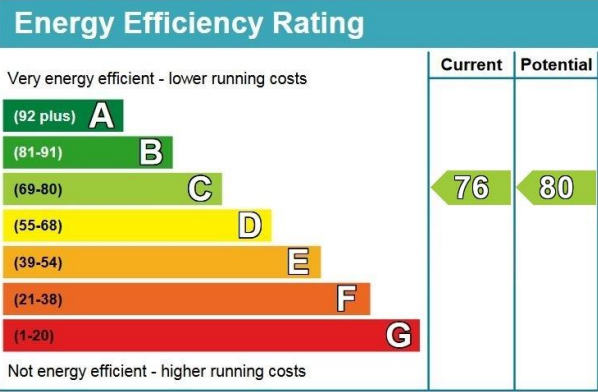


Constable Court, SP10

Approximate Gross Internal Area = 91.8 sq m / 989 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



Constable Court, Andover Guide Price £275,000 Freehold

- Entrance Lobby
 - Kitchen/Dining Room
 - Conservatory
 - Family Bathroom
 - Close to Mainline Railway Station
- Living Room
 - Cloakroom
 - Three Bedrooms
 - Landscaped Rear Garden
 - Proximity to Schools & Amenities

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.



DESCRIPTION: Benefitting from an excellent location with proximity to numerous amenities, including Andover's mainline railway station and local schools, this three-bedroomed, terraced house would make the perfect first family home. Updated by the current vendors during recent years, the well-presented accommodation comprises an entrance lobby, a good-sized living room, a generous kitchen/dining room, a conservatory, a cloakroom, three bedrooms and a family bathroom. Outside to the rear is a low maintenance, recently landscaped garden with gated access to a green belt beyond.

LOCATION: Constable Court can be found within the Artists Way development, which is located just north of the town centre off 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 less than half a mile away 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 also nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages are just beyond.

OUTSIDE: Constable Court is a cul-de-sac with various areas to the front of the property providing communal parking. Steps and a path lead to the property through open lawned areas bordered by mature shrub beds. A low-maintenance front garden mainly laid to slate shingle sits alongside a path leading to the front door of the property. There is also access to two separate adjoining brick stores.

ENTRANCE LOBBY: Space for cloaks and shoe storage. Doors to:

CLOAKROOM: Window to the side with decorative wall panelling. Concealed cistern WC, vanity hand wash basin with cupboard storage below.

LIVING ROOM:
Good-sized, front-aspect living room. Radiator. Internal door accessing stairs to the first floor and an internal door to:

KITCHEN/DINING ROOM:
Windows to the rear and an external door accessing the conservatory to the rear. A range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset stainless steel sink and drainer, space for a freestanding cooker, space and plumbing for a washing machine and a slimline dishwasher, plus an undercounter fridge and freezer. Door to a built-in, walk-in shelved storage cupboard. Low-level door to a built-in understairs storage cupboard. Radiator. Space for dining.

CONSERVATORY: Timber framed and glazed to both sides and the rear with French doors leading to the rear garden.

FIRST FLOOR LANDING: Two pairs of double doors to built-in, shelved storage cupboards. Door to a built-in airing cupboard with shelving housing a wall-mounted gas boiler (installed 2022). Access to a partially boarded loft with lighting via a pull-down loft ladder. Doors to:

BEDROOM ONE: Rear aspect double bedroom with a feature decorative panelled wall. Eye-level door to a built-in storage cupboard. Recess for wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the front. Recess for wardrobe storage. Radiator.

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

FAMILY BATHROOM: Modern contemporary family bathroom with a window to the rear. Fully tiled bath enclosure with a panelled bath and a rainfall shower system over. Concealed cistern WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

REAR GARDEN: Practical, low-maintenance, landscaped garden with a patio adjacent to the rear of the property. External tap. Retaining sleepers and steps up to a middle level laid to artificial lawn. Steps up to a composite decked seating area with gated rear access to the open green space beyond.

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.

