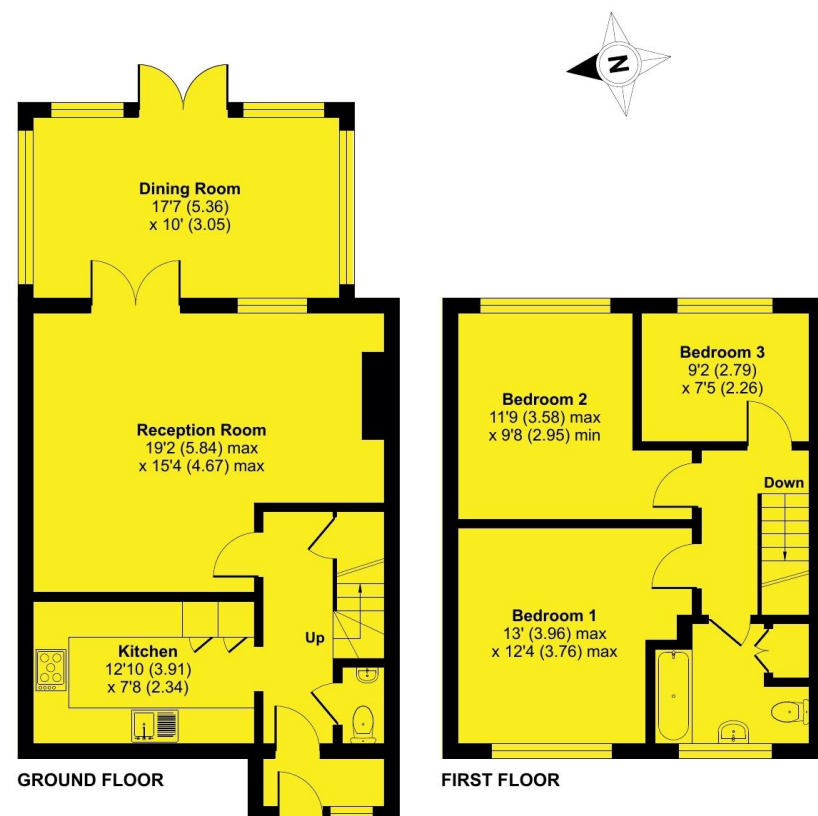


Denotes restricted
head height

Mornington Close, Andover, SP10

Approximate Area = 1150 sq ft / 106.8 sq m
For identification only - Not to scale

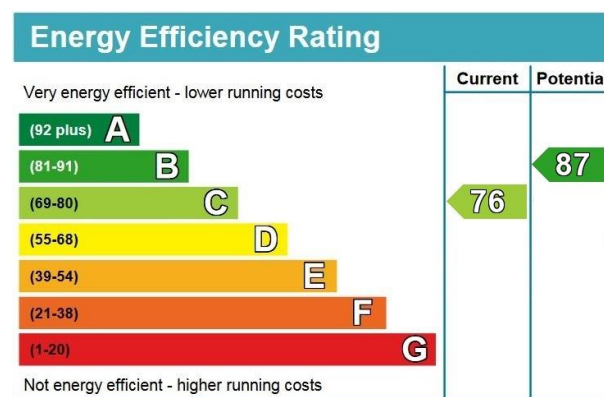


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 960588



Mornington Close, Andover

Guide Price £309,950 Freehold



- Porch
- Cloakroom
- Sitting/Dining Room
- 3 Bedrooms
- Landscaped Garden

- Hallway
- Re-Fitted Kitchen
- Conservatory
- Bathroom
- Communal Parking

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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:
This terraced house is located in a cul-de-sac on the south side of the town within catchment for the popular Anton School and enjoying a pleasant outlook to the front over a green. The accommodation comprises porch, hallway, cloakroom, re-fitted kitchen, sitting/dining room, conservatory, three bedrooms and a bathroom. Outside there is communal parking and a landscaped garden to the rear.

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 PORCH with window to front and door into:

HALLWAY:
Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:
Window to front. WC and wash hand basin.

KITCHEN:
Window to front. Re-fitted in 2022 with a range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset induction hob with extractor over and eye level double oven. Integral dishwasher, washing machine, tumble drier and fridge/freezer,

SITTING/DINING ROOM:
L shaped room with feature fireplace with electric fire and French doors to:

CONSERVATORY:
Triple aspect with French doors to garden and wood ceiling.

FIRST FLOOR LANDING:
Loft access and doors to:

BEDROOM 1:
Window to front.

BEDROOM 2:
Window to rear.

BEDROOM 3:
Window to rear.

BATHROOM:
Window to front. Due to be re-fitted with a panelled bath with shower over, wash hand basin and WC. Linen cupboard.

OUTSIDE:
To the front of the property there is steps up to a paved area with front door and a lockable store with a wall mounted boiler (new 2019).

REAR GARDEN:
Landscaped in 2022 by the Garden Rescue team. Patio area adjacent to the house leading to an area of bark with shrubs. A gate leads to the rear where there is a lawn, gravel with raised beds, a paved area, garden shed and rear access gate.

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.

