



DESCRIPTION: Offered for sale with No Onward Chain, this terraced house is located on the north side of the town close to schools, shops and parks. The accommodation comprises an entrance hallway, a cloakroom, a double-aspect living room, a L-shaped kitchen/dining room with a door into the garden, three bedrooms and a modern bathroom. Outside there is a walled garden to the front and an enclosed garden to the rear which benefits from a brick store and shed.

LOCATION: Sobers Square can be found on the Cricketers Way development and has proximity to local amenities including schools, various retail outlets and supermarkets. Cricketers Way itself has a pharmacy, a medical centre and a convenience store, whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away. Andover's town facilities along with the mainline railway station are also close by.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor and doors to:

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

LIVING ROOM: Windows to front and rear. Door to:

KITCHEN/DINING ROOM: Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space for appliances, storage cupboard and DINING AREA with window and door to rear garden and shelved storage cupboard.

FIRST FLOOR LANDING: Window to front. Airing cupboard with hot water tank and further cupboard with wall mounted boiler. Doors to:

BEDROOM 1: Window to rear.

BEDROOM 2: Window to rear.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to front. Panelled bath with shower attachment, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a walled garden which is laid to lawn with a gated path to the front door.

REAR GARDEN: Patio area adjacent to the house with an awning. The remainder is laid to lawn with a path leading to the rear where there is a brick store and a semi-insulated timber shed with power and light.

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.

