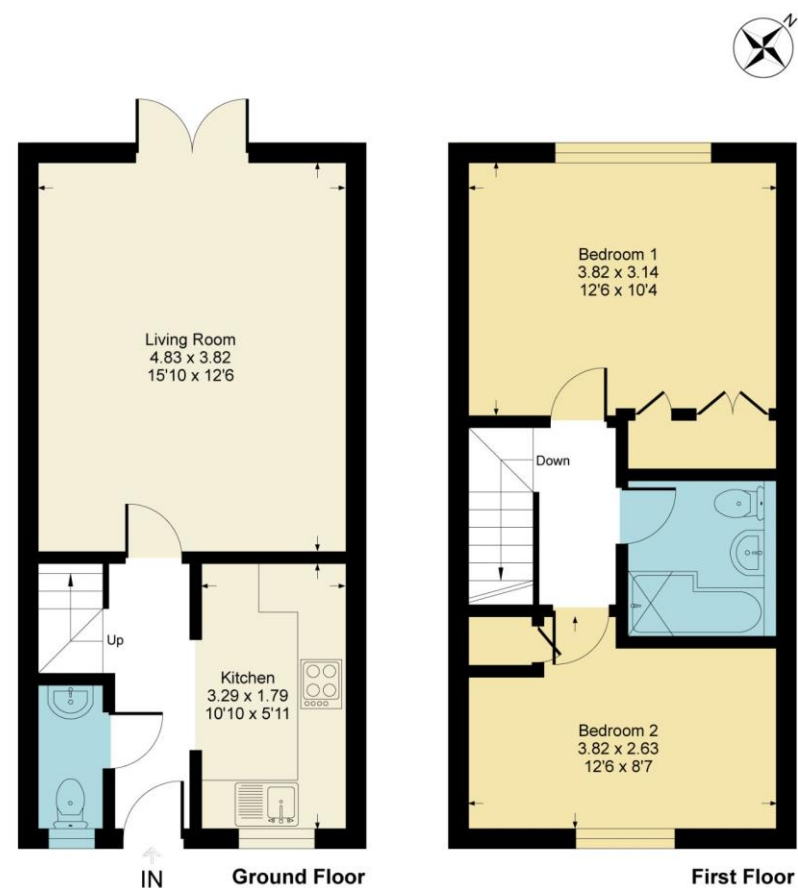
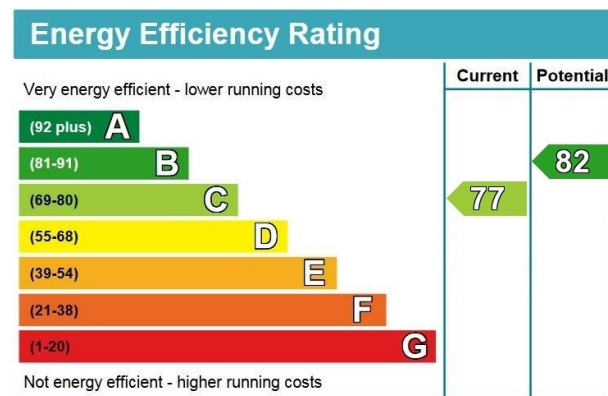


Beckett Road, SP10

Approximate Gross Internal Area = 63.1 sq m / 680 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.



Beckett Road, Andover

Guide Price £285,000 Freehold

- Hallway
- Kitchen
- 2 Double Bedrooms
- 2 Parking Spaces
- Cloakroom
- Living/Dining Room
- Bathroom
- Attractive Garden

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DESCRIPTION:

This terraced house is located in a small close in an established residential area within walking distance to the railway station and local amenities. The well presented accommodation, which benefits from new doors and windows throughout, comprises hallway, cloakroom, contemporary kitchen, living/dining room with French doors to the garden, two double bedrooms and a modern bathroom. Outside there is a well maintained and enclosed garden to the rear with gated access to two allocated parking spaces and visitor parking.

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, which is within walking distance from the property, 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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

Window to front. WC with wash hand basin. Space for coats and shoes.

KITCHEN:

Window to front. Contemporary 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 and plumbing for washing machine and slimline dishwasher and space for fridge/freezer.

LIVING/DINING ROOM:

French doors to rear garden.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboards.

BEDROOM 2:

Window to front. Access via a ladder to boarded loft and airing cupboard with wall mounted gas boiler.

BATHROOM:

P shaped bath with rainfall shower over, vanity drawers with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front of the property there is an area of gravel with a path to the front door. To the side of the property there is a parking area with two allocated parking spaces and visitor parking.

REAR GARDEN:

Patio area adjacent to the house leading to an area of artificial lawn with ornamental trees. A gate to the rear leads to the parking.

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.

