

**Clyde Court, SP10**  
Approximate Gross Internal Area = 71.2 sq m / 767 sq ft



First Floor



Ground Floor

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

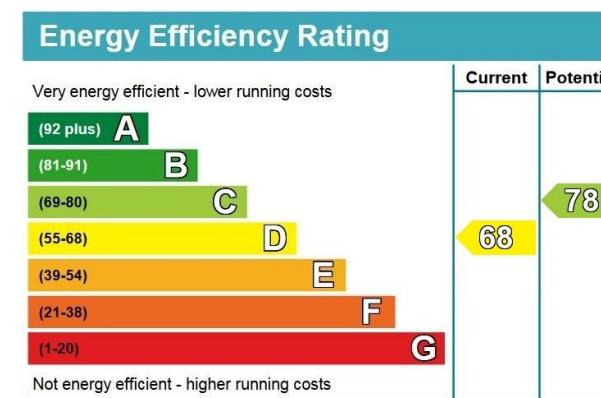
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**Clyde Court, Andover**

**Guide Price £235,000 Freehold**



- Hallway
- Living Room
- 2/3 Bedrooms
- Bathrooms
- Gardens

- Office/Bedroom 3
- Kitchen/Dining Room
- Bathrooms
- 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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**DESCRIPTION:**

This end of terrace house is located on the edge of the town but within walking distance of shops and amenities. The accommodation comprises hallway, office/bedroom 3, a sitting room, contemporary kitchen/dining room with a door to the garden, two double bedrooms - one of which has been converted from two separate bedrooms and could easily be converted back - and a modern bathroom. Outside there are gardens to the front and rear with communal parking close by.

**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:

**HALLWAY:**

Stairs to first floor and storage cupboard.

**OFFICE/BEDROOM 3:**

Window to front.

**LIVING ROOM:**

Windows to front and rear.

**KITCHEN/DINING ROOM:**

Double aspect with door to rear garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset electric hob with extractor over and eye level double oven. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall mounted boiler and space for table and chairs.

**FIRST FLOOR LANDING:**

Loft access and large storage cupboard. Doors to:

**BEDROOM 1:**

Window to rear.

**BEDROOM 2:**

Windows to rear and fitted cupboard. This was originally two bedrooms and could easily be converted back.

**BATHROOM:**

Window to front. P shaped bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

**OUTSIDE:**

The paved front garden is enclosed by a brick wall with a wrought iron gate. There is communal parking close to the property.

**REAR GARDEN:**

Fully enclosed and mainly paved with an area of artificial lawn. There is a garden shed and a path to the 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.

