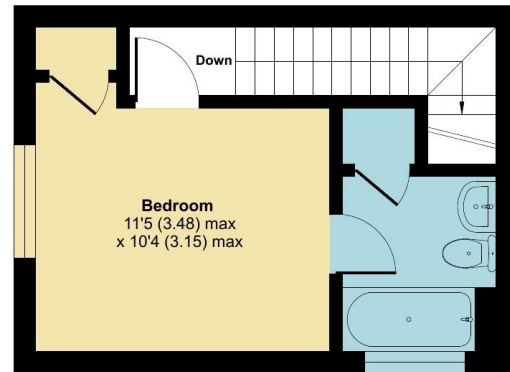
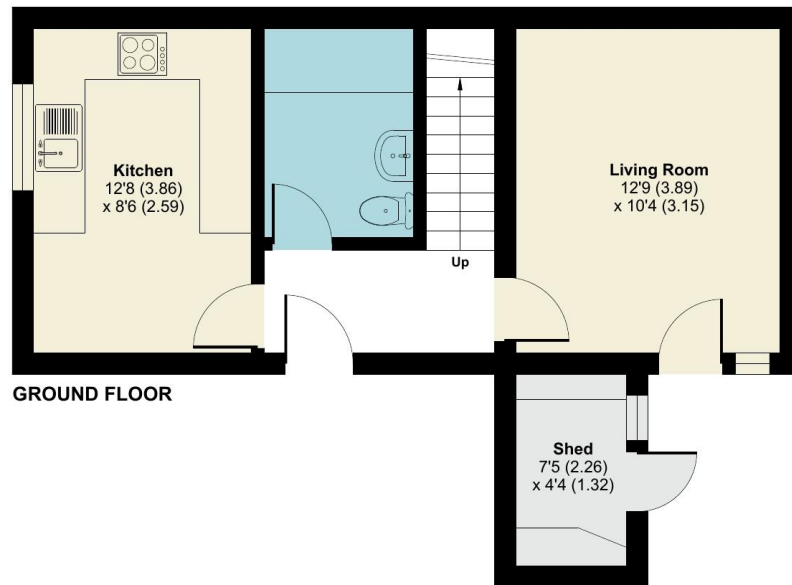


Sunfield Close, Andover, SP10

Approximate Area = 597 sq ft / 55.4 sq m
 Outbuilding = 33 sq ft / 3 sq m
 Total = 630 sq ft / 58.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1092312



Sunfield Close, Andover

Guide Price £200,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Semi-Detached
- Kitchen/Dining Room
- Cloakroom/Study
- En-suite Bathroom
- Driveway Parking

- Hallway
- Sitting Room
- Bedroom
- Rear Garden
- No Onward Chain

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION :

Austin Hawk are delighted to offer this one bedroom semi-detached property situated in a quiet cul-de-sac location within walking distance to a range of amenities including the railway station. The well presented accommodation comprises hallway, kitchen/dining room, sitting room, cloakroom/study, a double bedroom and en-suite bathroom. Outside the property offers driveway parking with gated access to a low maintenance garden. In our opinion this would make an ideal first home or investment opportunity as the property is offered for sale with no onward chain.

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 :

Canopy porch with front door into:

HALLWAY :

Stairs to first floor and doors to:

KITCHEN/DINING ROOM :

Double aspect. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one-and-a-half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler and space for dining table and chairs.

SITTING ROOM :

Front aspect and French doors to the garden.

LANDING:

Door to:

BEDROOM:

Side aspect and fitted wardrobe cupboard, door to:

EN-SUITE BATHROOM:

Front aspect. Panelled bath with shower over, WC, wash hand basin and cupboard with wall-mounted air purifier.

OUTSIDE:

Paved driveway parking for one vehicle with path to front door and gated access to:

REAR GARDEN:

Patio area adjacent to the property with the remainder laid to artificial lawn. Fully enclosed by fencing with a raised flower border.

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.

