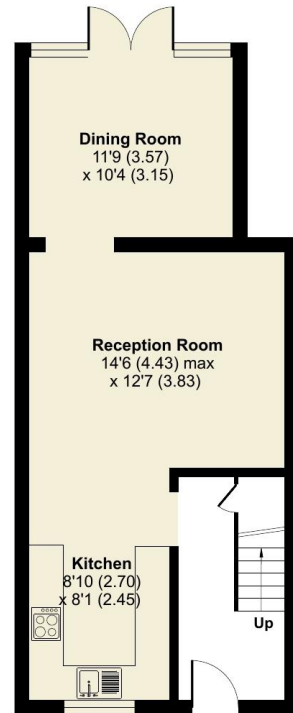
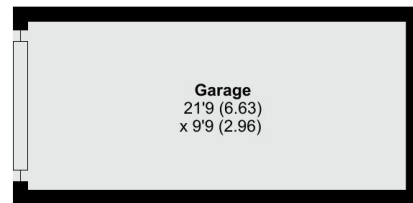
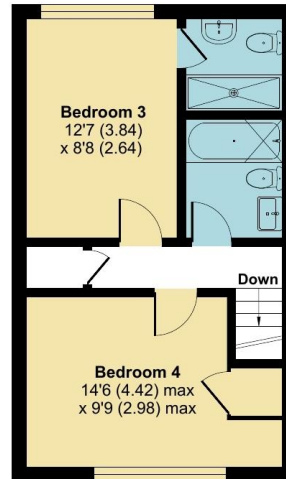


Elder Crescent, Andover, SP10

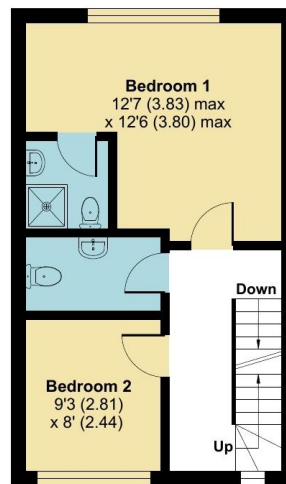
Approximate Area = 1269 sq ft / 117.8 sq m
Garage = 211 sq ft / 19.6 sq m
Total = 1480 sq ft / 137.4 sq m
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



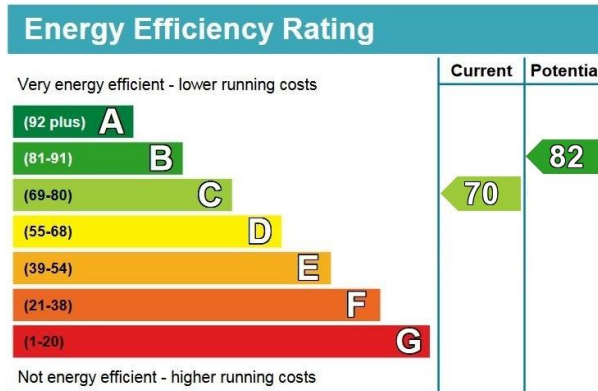
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1090047



Elder Crescent, Andover

Guide Price £335,000 Freehold



- Hallway
- Kitchen
- 2 Ensuite Bedrooms
- Bathroom
- Rear Garden

- Living Room
- Conservatory/Diner
- 2 Further Bedrooms
- Cloakroom
- Garage & 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 town house is located on the popular Burghclere Down development within catchment for well regarded local schools. The spacious accommodation, which is arranged on three levels, comprises hallway, living room, kitchen, conservatory/dining room, two ensuite bedrooms, two further bedrooms, a bathroom and cloakroom. Outside there is a small garden which is mainly decked with a garage and parking space located 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:

Canopy porch with front door into:

HALLWAY:

Stairs to first floor with understairs cupboard and access to:

LIVING ROOM:

Alcove shelving with lights and open access to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset induction hob with extractor over and eye level oven with microwave. Integral washing machine, space for American style fridge/freezer and cupboard with wall mounted boiler.

CONSERVATORY/DINING ROOM:

Triple aspect with French doors to garden.

FIRST FLOOR LANDING:

Window to front. Stairs to second floor and doors to:

BEDROOM 1:

Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, WC and vanity unit with wash hand basin.

BEDROOM 4:

Window to front.

CLOAKROOM:

WC and wash hand basin.

SECOND FLOOR LANDING:

Airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 2:

Window to rear. Loft access and door to:

ENSUITE SHOWER ROOM:

Window to rear. Double shower cubicle and combination WC with wash hand basin.

BEDROOM 3:

Window to front and storage cupboard.

BATHROOM:

Panelled bath with shower over, vanity unit with wash hand basin, WC and heated towel rail.

OUTSIDE:

Small rear garden which is mainly decked with access to the parking space and GARAGE with up and over door and eaves storage.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

