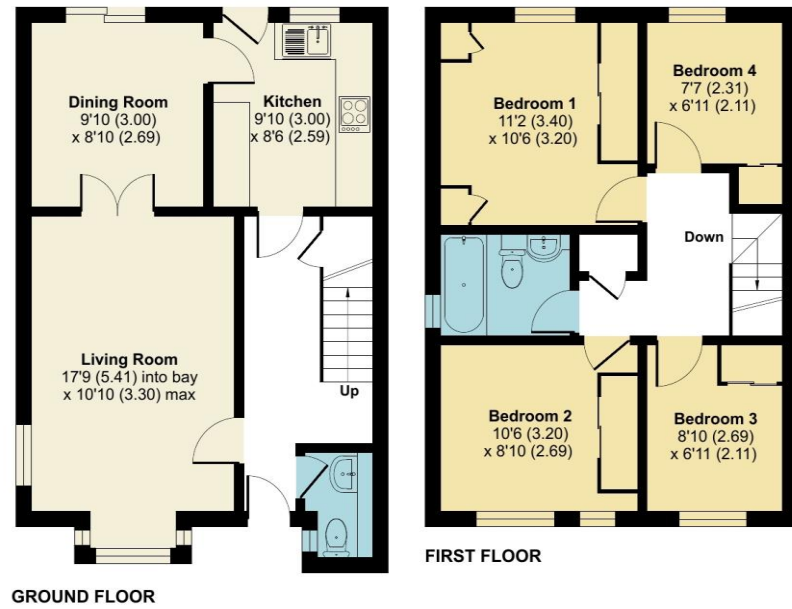
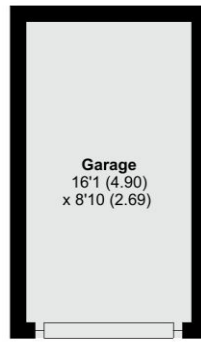


**Blackbird Court, Andover, SP10**

Approximate Area = 965 sq ft / 89.6 sq m  
Garage = 142 sq ft / 13.1 sq m  
Total = 1107 sq ft / 102.8 sq m  
For identification only - Not to scale

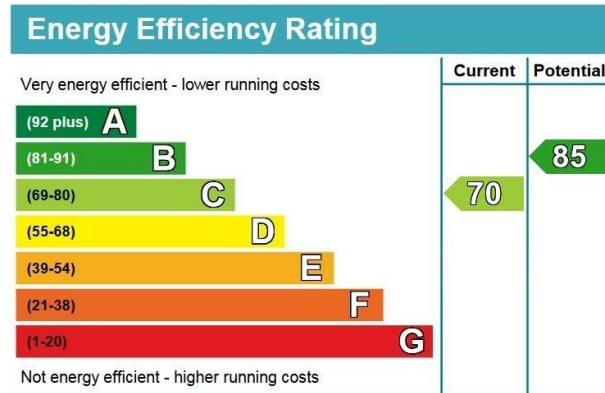


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Austin Hawk Ltd. REF: 1112190



**Blackbird Court, Andover**

**Guide Price £350,000 Freehold**



- Hallway
- Living Room
- Kitchen
- Family Bathroom
- Garage & Allocated Parking

- Cloakroom
- Dining Room
- Four Bedrooms
- Low Maintenance Rear Garden
- Close to Amenities

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  
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**DESCRIPTION:** Located off the popular Swallowfields development and with proximity to a host of local amenities, schools and Andover's mainline railway station, this four-bedroomed, semi-detached house would make the perfect family home. Benefiting from generous allocated parking and an attached garage, the well-presented accommodation comprises hallway, cloakroom, living room, dining room, kitchen, four bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden.

**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. Roman Way links Newbury Road and Smannell Road to the north of the town centre and is close to many local amenities including schools, convenience stores, supermarkets, fast food and retail outlets. East Anton sports ground with Harmony Woods Nature Reserve is a short distance away along with the popular Finkley Down Farm Park. Blackbird Court can be found off Swallowfields, just to the north of Andover's town centre. The development is not only close to Andover's town centre and outlying amenities but is also close to two outlying villages, Enham Alamein is located just over a mile to the north and boasts a village shop, post office and coffee shop whilst a mile and a half to the east is the village of Smannell with its renowned public house.

**OUTSIDE:** The front of the property has a driveway to one side, in front of an attached garage with an up and over door, power and lighting. Directly to the front is a separate parking area with two additional spaces. A path leads through an attractive front garden of gravelled beds and mature shrubs to the front door, under a covered porch.

**HALLWAY:** Stairs to first floor, door to built-in, understairs storage cupboard. Radiator. Door to:

**CLOAKROOM:** Window to side. Close coupled WC, wall mounted hand wash basin and heated towel rail.

**LIVING ROOM:** Good sized, dual aspect living room with a box bay window to the front and window to the side. Radiator. Double doors opening into:

**DINING ROOM:** Sliding patio doors accessing the rear garden. Radiator. Door to:

**KITCHEN:** Window and external door to the rear. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset gas hob with extractor over and oven/grill below. Integral dishwasher, washing machine, fridge and freezer.

**LANDING:** Access to a part boarded & carpeted loft space via a pull-down ladder. Door to built-in airing cupboard.

**BEDROOM ONE:** Window to the rear. Fitted double wardrobe with mirrored doors. Twin fitted wardrobe cupboard with fitted bedside cabinets. Wall mounted air conditioning unit. Radiator.

**BEDROOM TWO:** Double bedroom with window to the front. Fitted double wardrobe with sliding mirrored doors. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with window to the front. Double doors to built-in overstairs wardrobe cupboard. Radiator.

**BEDROOM FOUR:** Rear aspect bedroom, currently used as an office. Sliding doors to built-in wardrobe cupboard. Radiator.

**FAMILY BATHROOM:** Window to the side. "P"-shaped panelled shower-bath with shower over. Concealed cistern WC, vanity hand wash basin with vanity cupboard below. Heated towel rail.

**REAR GARDEN:** Patio adjacent to the rear of the property. Retaining brick walls and steps up to the remainder of the rear garden, laid to gravelled beds with mature shrubs. Path to garden shed. Personal door accessing the rear of the garage.

**TENURE & SERVICES:** Freehold. Mains water, drainage, electricity and gas are connected. Gas fired 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.

