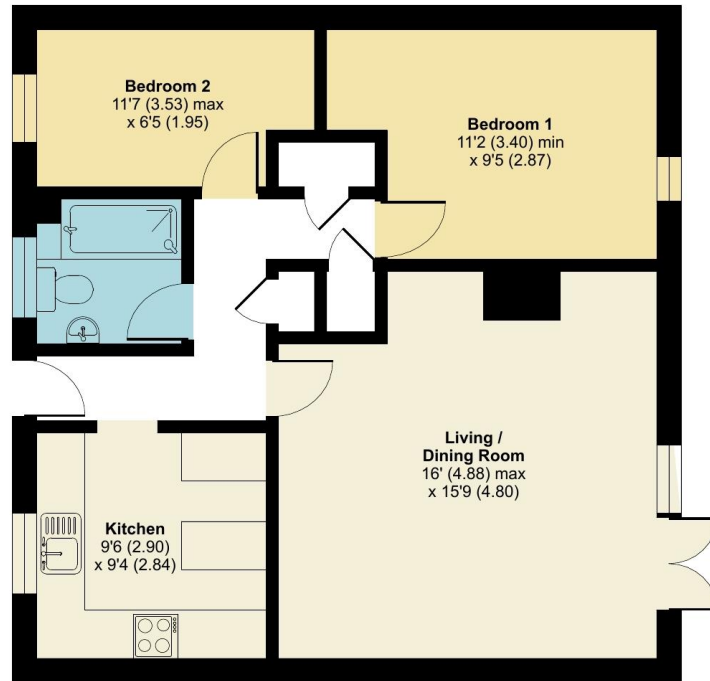


Hepworth Close, Artists Way, Andover, SP10

Approximate Area = 667 sq ft / 61.9 sq m
For identification only - Not to scale



GROUND FLOOR

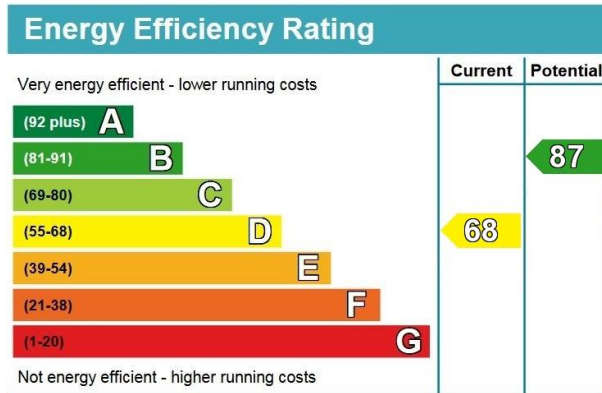


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1175811



Hepworth Close, Andover

Guide Price £220,000 Freehold



- Hallway
- Living Room
- Bathroom
- Communal Parking

- Kitchen
- 2 Bedrooms
- Enclosed 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.

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DESCRIPTION:

Nicely presented terraced bungalow located in a quiet cul-de-sac close to the town centre and offered for sale with no onward chain. The accommodation comprises hallway, kitchen, living room, two bedrooms and a bathroom. Outside there is an enclosed garden with an outlook to the rear over trees and communal 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 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:

Loft access, airing cupboard with hot water tank and shelving, two storage/cloaks cupboards and doors to:

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, fridge/freezer, breakfast bar and cupboard with wall mounted boiler.

LIVING ROOM:

Window to rear and French doors to garden. Stone hearth with electric log burner effect fire and flue.

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front.

BATHROOM:

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

OUTSIDE:

To the front there is an area of slate chippings, a tree and a path to the front door. There is a communal car park close to the property.

REAR GARDEN:

Fully enclosed garden with an outlook to the rear over trees. Patio adjacent to the house leading to an area of lawn on two levels with a shed. A path leads 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.

