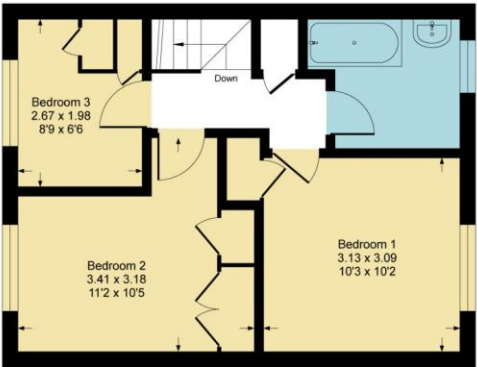


**Colenzo Drive, SP10**  
Approximate Gross Internal Area = 86.1 sq m / 927 sq ft  
Approximate Garage Internal Area = 15.8 sq m / 171 sq ft  
Approximate Total Internal Area = 101.9 sq m / 1098 sq ft



First Floor

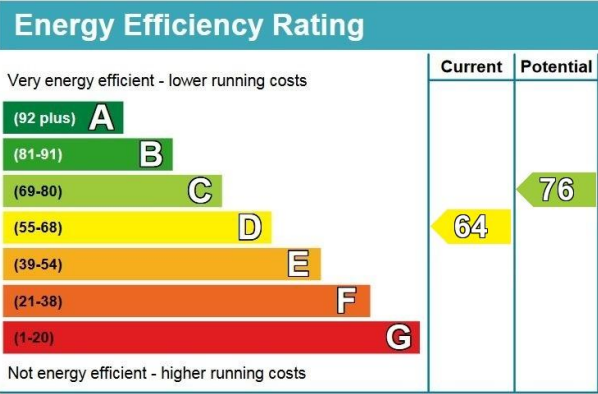


Ground Floor

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



**Colenzo Drive, Andover** **Guide Price £325,000 Freehold**



- Entrance Lobby
  - Dining Room
  - Conservatory
  - 3 Bedrooms
  - Garage & Parking
- Sitting Room
  - Kitchen
  - Cloakroom
  - Bathroom
  - Low Maintenance Garden

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.





**DESCRIPTION:**  
This end of terrace house is located in the popular Spanish Town area within walking distance of the town centre and local amenities. The accommodation comprises entrance lobby, spacious sitting room, dining room with open plan access to the kitchen, a small conservatory, cloakroom, three bedrooms and a bathroom. Outside there is a driveway leading to an attached garage and a low maintenance rear garden with a brick shed.

**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:

**ENTRANCE LOBBY:**  
Window to side and door to garage. Space for coat hanging and shoe storage. Glazed door into:

**SITTING ROOM:**  
Window to front and stairs to first floor. Glazed door to:

**DINING ROOM:**  
Patio doors to conservatory. Understairs storage cupboard and arch to:

**KITCHEN:**  
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 ceramic hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer. Door to:

**REAR LOBBY:**  
Window to rear and doors to:

**CONSERVATORY:**  
Window to rear and door to garden.

**CLOAKROOM:**  
Window to rear. WC and wash hand basin.

**FIRST FLOOR LANDING:**  
Loft access, airing cupboard with wall mounted boiler and hot water tank. Doors to:

**BEDROOM 1:**  
Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**  
Window to front and fitted wardrobe cupboards.

**BEDROOM 3:**  
Window to front and fitted storage cupboard with shelving.

**BATHROOM:**  
Window to rear. Panelled bath with shower over, vanity cupboard with hand wash basin, WC and heated towel rail.

**OUTSIDE:**  
To the front there is a walled garden with an area of lawn and a gated path to the front door. A gated driveway offers parking and access to:

**GARAGE:**  
Single attached garage with power, light and window to rear.

**REAR GARDEN:**  
Fully enclosed and low maintenance garden with an arch and gated access to the side. Paved area adjacent to the house with a brick shed and extending to the side of the house where there is a gate to the front. The remainder is laid to artificial lawn.

**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.

