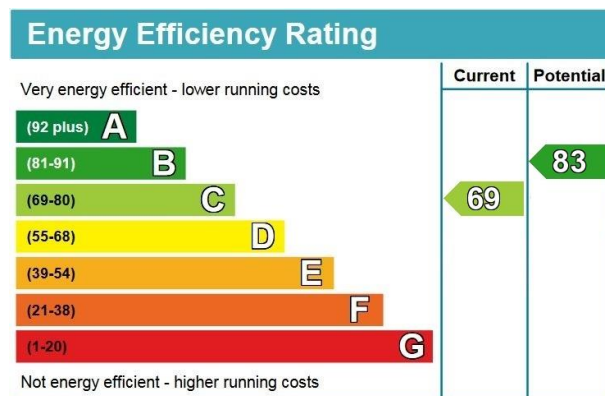


St Alphege Gardens, SP10
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft



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



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.



St Alphege Gardens, Andover

Guide Price £340,000 Freehold

- Hallway
- Kitchen/Breakfast Room
- Dining Room
- 2 Further Bedrooms
- Parking for 2 Cars
- Cloakroom
- Sitting Room
- Master Bedroom Suite
- Bathroom
- Attractive Garden

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DESCRIPTION:

This end of terrace house is located in a sought after area within walking distance of the popular Anton Lakes nature reserve. The well presented accommodation, which has been extended and improved by the current owners, comprises hallway, cloakroom, kitchen/breakfast room, sitting room with open access into a dining room, master bedroom with ensuite shower room, two further bedrooms and a modern bathroom. To the front there is off road parking for two cars whilst to the rear there is an attractive, enclosed, garden with two seating areas and a 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:

HALLWAY:

Stairs to first floor and doors to:

CLOAKROOM:

Window to front. Vanity cupboard with wash hand basin, WC, wall mounted boiler, heated towel rail and space and plumbing for washing machine and tumble drier.

KITCHEN/BREAKFAST ROOM:

Bay 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 gas hob with extractor over and eye level double oven. Integral fridge/freezer and dishwasher.

SITTING ROOM:

Window to rear. Feature fireplace with gas fire, understairs storage cupboard and open access to:

DINING ROOM:

Double aspect with a skylight window and a door to the garden.

FIRST FLOOR LANDING:

Window to side. Access via a ladder to a boarded loft, linen cupboard and doors to:

MASTER BEDROOM:

Windows to front with plantation blinds. Fitted wardrobe cupboard, further storage cupboard with shelving and door to:

ENSUITE SHOWER ROOM:

Window to front with plantation blinds. Shower cubicle, vanity cupboard with wash hand basin, WC with concealed cistern, wall mounted cupboard, de-mist mirror and heated towel rail.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to rear.

BATHROOM:

Panelled bath with shower over, vanity cupboard with wash hand basin and WC, heated towel rail and mirror with a light.

OUTSIDE:

To the front there is off road parking for two cars, an outside tap and gated side access to:

REAR GARDEN:

Fully enclosed and landscaped garden with a patio area adjacent to the house and electric socket. Steps lead up to an area of lawn with shrub borders and a path to the rear where there is a further seating area, a garden shed and gated rear access.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

