

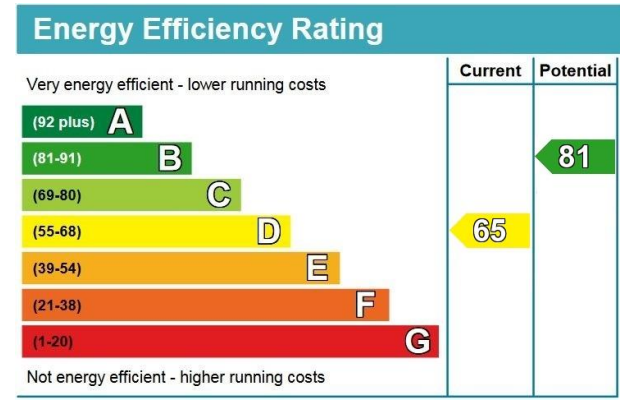
**Marlborough Street, SP10**  
 Approximate Gross Internal Area = 61.4 sq m / 662 sq ft



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



**Marlborough Street, Andover**      **Guide Price £220,000 Freehold**



- Entrance Lobby
- Dining Room
- 2 Bedrooms
- Parking Space
- Living Room
- Kitchen
- 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:**

Offered for sale with no onward chain, this period terraced house is located within close walking distance of the town centre. The accommodation offers scope for improvement and comprises entrance lobby, living room, dining room with stairs to the first floor, a kitchen, two first floor bedrooms and a bathroom. Outside there is a low maintenance garden with a parking space 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:**

Front door into:

**ENTRANCE LOBBY:**

With glazed door into:

**LIVING ROOM:**

Window to front. Stone fireplace with electric fire. Fitted cupboard with recess shelving above and double doors to:

**DINING ROOM:**

Window to rear. Stairs to first floor with recess below and glazed door to:

**KITCHEN:**

Window to rear and side door to garden. Range of eye and base level cupboards and drawers with inset stainless steel sink with drainer. Inset gas hob with extractor over and double oven below. Space and plumbing for washing machine and wall mounted boiler.

**FIRST FLOOR LANDING:**

Loft access and doors to:

**BEDROOM 1:**

Window to front.

**BEDROOM 2:**

Window to rear.

**BATHROOM:**

Window to rear. Panelled bath with electric shower over. Vanity cupboards with wash hand basin, WC and heated towel rail. Airing cupboard with shelving and hot water tank.

**REAR GARDEN:**

Patio area adjacent to the house with steps up to an area of gravel. A path leads to the rear where there is a shed and gated access to the parking space.

**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.

