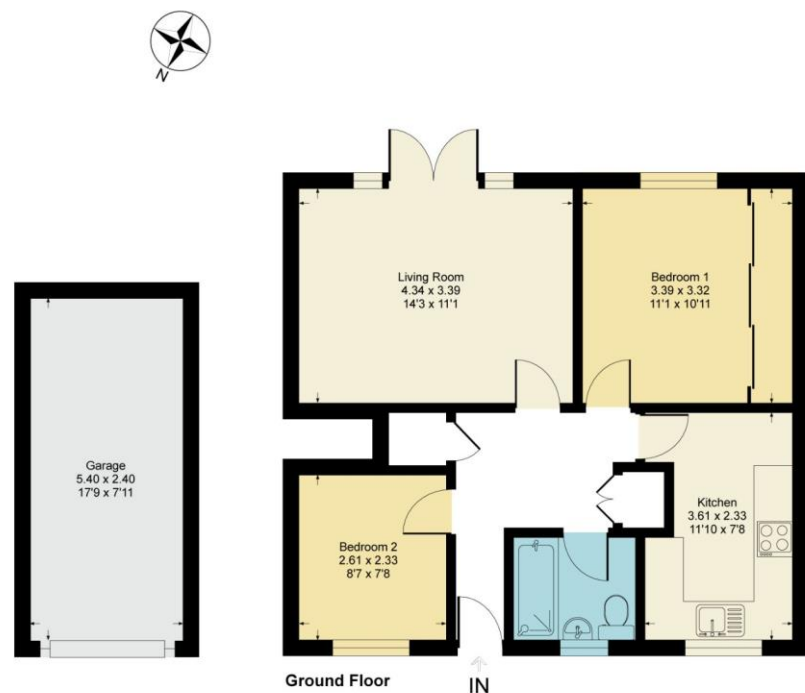


Neville Close, SP10
 Approximate Gross Internal Area = 54.3 sq m / 585 sq ft
 Approximate Garage Internal Area = 13 sq m / 140 sq ft
 Approximate Total Internal Area = 67.3 sq m / 725 sq ft

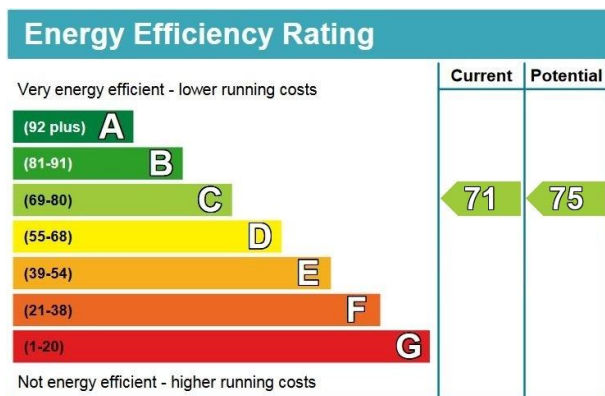


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Neville Close, Andover

Guide Price £165,000 Leasehold



- No Onward Chain
- Kitchen
- Two Double Bedrooms
- Rear Garden with Store
- Close to Schools & Amenities
- Entrance Hallway
- Living Room
- Bathroom
- Garage
- Proximity to Open Countryside

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: Tucked away amongst a quiet, established residential area on the southern edge of Andover, this two-double-bedroomed, ground floor maisonette backs onto the start of the historic Ladies Walk and benefits from proximity to local and town centre amenities including schools catering for all age groups. Available to the market with No Onward Chain, the accommodation offers scope for updating and comprises an entrance hallway with built-in storage, a kitchen, a good-sized living room, two double bedrooms and a bathroom. Outside, there is a private, south-facing garden to the rear with access to an outside store, whilst the property has a garage in a nearby block.

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. Neville Close can be found on the southern side of Andover off South End Road via Old Winton Road which has its own convenience store and also benefits from being on a town centre bus route. The location provides good access not only to the town centre but also open countryside with the start of the historic Ladies Walk just a few metres from the property. Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages are all a short distance away also, with Andover Golf Club located on Winchester Road and the Hampshire Golf Club a short distance further on as Winchester Road heads towards Wherwell and Chilbolton with the Test Valley and the small town of Stockbridge beyond. Stockbridge straddles the River Test which flows through its high street and offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

OUTSIDE: A path leads from a communal permit parking area within Neville Close, to a lawned frontage with a path leading to the front door of the property. There is a separate side path which provides access to the rear garden and outside store, whilst the garage is located in a nearby block. There is additional parking available in an unrestricted lay-by to the front of the property.

ENTRANCE HALLWAY: Double doors to a built-in storage cupboard with a separate low-level door to an additional built-in storage cupboard. Radiator. Doors to:

KITCHEN: Good-sized kitchen with a window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Stainless steel sink and drainer, space for a freestanding cooker, space for a fridge freezer along with space and plumbing for a washing machine. Consumer unit and electric meter.

LIVING ROOM: Generous rear-aspect living room with French doors opening out into the rear garden. Radiator.

BEDROOM ONE: Double bedroom with a window to the rear. Wall to wall fitted wardrobe storage with mirrored doors. Radiator.

BEDROOM TWO: Small double bedroom with a window to the front. Radiator.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and electric shower over. Low-level WC, pedestal hand wash basin and a radiator.

REAR GARDEN: A patio area adjacent to the rear of the property with a retaining wall and a raised flower bed. A path to one side of the patio leads to a garden store and to the front of the property. There is also an area of lawn to one side of the patio.

TENURE: Leasehold with 130 years remaining on a lease which currently ends on 10th November 2156. Annual Ground Rent of £200 and an Annual Management Fee of circa £300.

SERVICES: Mains drainage, water, 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.

