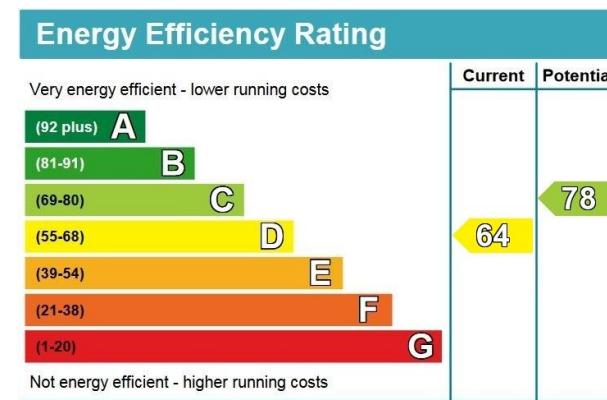




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Majorca Avenue, Andover, SP10 1JW

Guide Price £339,995 Freehold

- Porch
- Living Room
- Three Bedrooms
- Garage
- Parking
- Hallway
- Kitchen/Diner
- Family Bathroom
- Rear Garden
- Amenities

DESCRIPTION:

This well-presented semi-detached house is in the popular Spanish Town area, conveniently positioned close to local amenities and within easy walking distance of the town centre. The accommodation comprises an entrance porch, hallway, living room, and a modern open-plan kitchen/dining room, recently refurbished, ideal for contemporary family living. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. To the front, the garden is mainly laid to lawn with a driveway providing access to the garage and leading through to the rear garden.

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 porch and door to:

**HALLWAY:**

First floor stairs and doors to:

**LIVING ROOM:**

Window to front.

**KITCHEN/DINING ROOM:**

Windows to the rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel one and a half bowl sink with drainer. Range double oven and hob with extractor over, space and plumbing for washing machine and fridge freezer. Under the stairs is a storage cupboard housing electric and gas metres. Cupboard with wall mounted boiler. Side door to drive and rear garden.

LANDING:

Window to the side. Loft access, built in cupboard and doors to:

**BEDROOM ONE:**

Window to the front. Built in storage cupboard.

BEDROOM TWO:

Window to the rear.

BEDROOM THREE:

Window to the front.

BATHROOM:

Window to the rear. Panelled bath with shower screen and shower over, pedestal wash hand basin, W/C and mounted mirrored cupboard.

OUTSIDE:

Enclosed by a brick wall and wrought iron gates, the front garden is mainly laid to lawn with a driveway leading to a covered canopy and garage with an up-and-over door.

REAR GARDEN:

Fully enclosed by fencing, the garden is mainly laid to lawn and benefits from convenient rear gate access.

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.