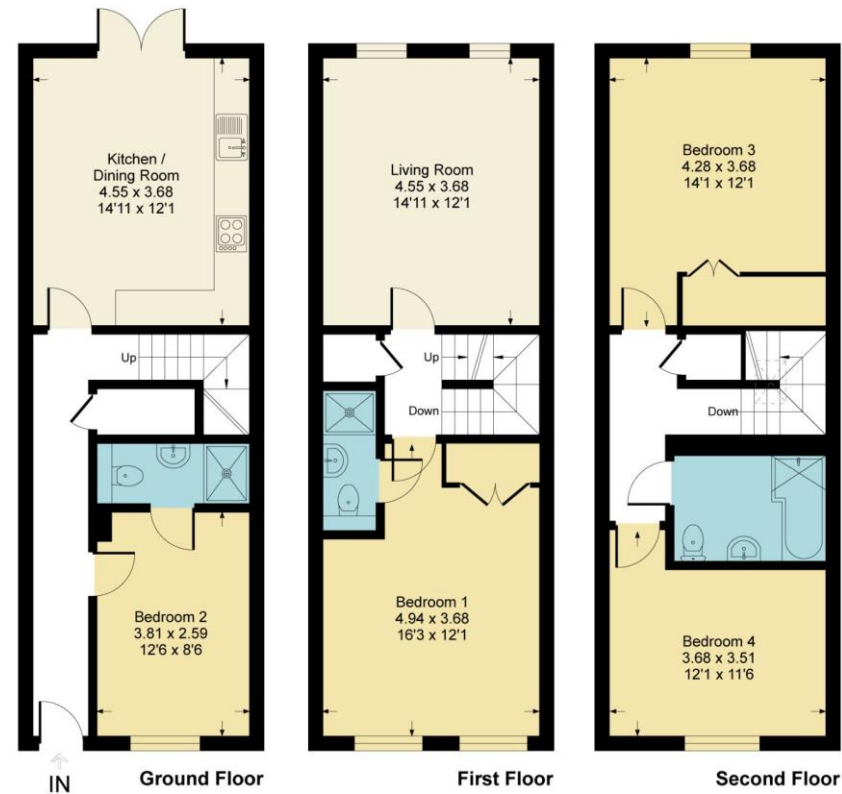


Osborne Road, SP10
Approximate Gross Internal Area = 127.3 sq m / 1371 sq ft

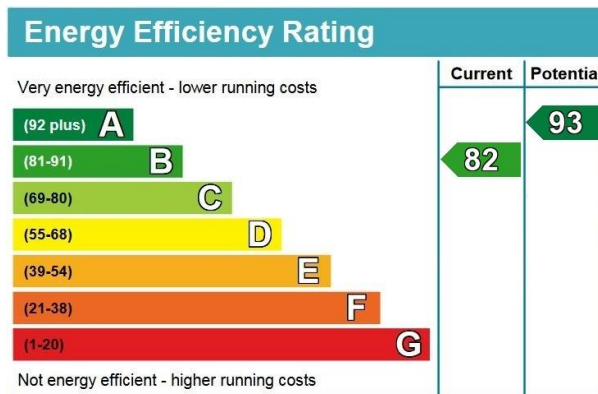


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Wykeham Court, Andover

Guide Price £375,000 Freehold



- Entrance Hall
- Living Room
- 2 Ensuite Shower Rooms
- Parking
- No Onward Chain

- Kitchen/Dining Room
- 4 Double Bedrooms
- Modern Bathroom
- Enclosed South-Facing Garden
- Proximity to Railway Station & Amenities

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.

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DESCRIPTION: Offered for sale with no onward chain, this three-storey town house is located in a select development of only eight homes close to the town centre. The immaculately presented accommodation comprises an entrance hall with stairs to the first floor, a contemporary high-specification kitchen/dining room with integral appliances, a ground floor bedroom (also suitable as a reception room) with ensuite shower room, a first floor living room and master bedroom with a further ensuite shower room, whilst to the top floor there are two further double bedrooms and a modern family bathroom. To the front there is a block paved driveway and to the rear there is an enclosed south-facing garden with a patio and timber summerhouse. The property also benefits from a new build warranty valid until mid-2030.

LOCATION: Andover offers a range of shopping, educational and recreational facilities. The property is close to a variety of amenities, including a cinema, theatre, leisure centre and supermarkets (including Waitrose), as well as a college of further education. The mainline railway station, just half a mile away, 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. Wykeham Court is located on Osborne Road, close to Andover's town centre and forms part of a well-established Victorian residential area originally developed as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887.

ACCOMMODATION: Stairs to first floor with understairs storage, airing cupboard with hot water tank and doors to:

KITCHEN/DINING ROOM: French doors to rear garden. Range of eye and base level cupboards and drawers with quartz work surfaces over and inset stainless steel sink. Inset Bosch induction hob with extractor over, two eye-level Bosch ovens (one incorporating a microwave function) and plate warmer. Integral washing machine, Bosch dishwasher, and Bosch fridge/freezer. Porcelain tiled flooring and space for table and chairs.

BEDROOM 2: Window to front and door to:

ENSUITE SHOWER ROOM: Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

FIRST FLOOR LANDING: Stairs to second floor, storage cupboard and doors to:

LIVING ROOM: Windows to rear.

BEDROOM 1: Windows to front. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING: Roof lantern, storage cupboard and doors to:

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to front.

BATHROOM: Shower-bath with rainfall shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a block paved driveway offering parking.

REAR GARDEN: Fully enclosed garden with a rear access gate. Patio area adjacent to the house leading to an area of lawn with a timber summerhouse.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Samsung air source heat pump, located in the garden, to radiators. Underfloor heating to the ground floor and digitally controlled heat zones.

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.

