

**New Street, SP10**  
 Approximate Gross Internal Area = 77.3 sq m / 832 sq ft  
 Approximate Outbuilding Internal Area = 1.8 sq m / 19 sq ft  
 Approximate Total Internal Area = 79.1 sq m / 851 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



**New Street, Andover, SP10 1DR**

**Guide Price £283,000 Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Hallway
- Living Room
- Three Bedrooms
- Driveway

- Kitchen/Diner
- Family Bathroom
- Rear Garden
- Local 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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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

We are delighted to offer this well-presented three-bedroom mid-terrace home, conveniently located close to a wide range of local amenities. The accommodation comprises a modern kitchen, living room, three well-proportioned bedrooms, and a family bathroom. Outside, the property benefits from a private rear garden with patio and useful storage, while to the front there is off-road parking for two vehicles. Ideally situated within close proximity to local amenities and transport links, this property is perfectly suited to families, first-time buyers, or investors.

**LOCATION:**

New Street is located centrally within Andover and is the route north from the town centre, linking East Street with Churchill Way and the ring road. The location has excellent proximity to both Andover's town centre amenities along with "out of town" supermarkets, retail shops and fast food establishments. Open countryside is never far away from Andover in any direction and Andover's mainline railway station is less than a mile away, offering a direct line into London's Waterloo in just over an hour, whilst the A303 provides road links east towards the capital and to the west country, with the A34 linking the south coast northwards towards the Thames Valley and the Midlands beyond.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Window to front. Stairs to the first floor, large under stairs storage cupboard and doors to:

**KITCHEN/DINER:**

Window to the front with integral fitted blinds. A modern range of eye- and base-level cupboards and drawers with work surfaces over and tiled splashbacks. Inset one-and-a-half bowl ceramic sink with drainer, inset gas hob with extractor hood over, and eye-level double oven/grill. Space and plumbing for a washing machine and additional space for a fridge/freezer.

**LIVING ROOM:**

Window to the rear along with patio doors opening onto the garden. Feature electric fire with mantel and hearth.

**LANDING:**

Airing cupboard with boiler and a large storage cupboard over the stairs. Doors to:

**BEDROOM ONE:**

Window to the front. Fitted built in wardrobes.

**BEDROOM TWO:**

Window to the rear.

**BEDROOM THREE:**

Window to the rear and loft access.

**FAMILY BATHROOM:**

Window to the front. W/C, pedestal wash hand basin, double shower cubical, heated towel radiator and wall mounted mirrored cabinet.

**OUTSIDE:**

To the front there is a block paved driveway for two cars and raised planters.

**REAR GARDEN:**

Fully enclosed, tiered split-level garden. Immediately adjacent to the property is a patio seating area with a brick-built storage shed. Steps lead up to a further patio with a lawned area, and then to an additional raised paved area to the rear, which benefits from two further storage sheds.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, electricity and gas are connected.

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.

