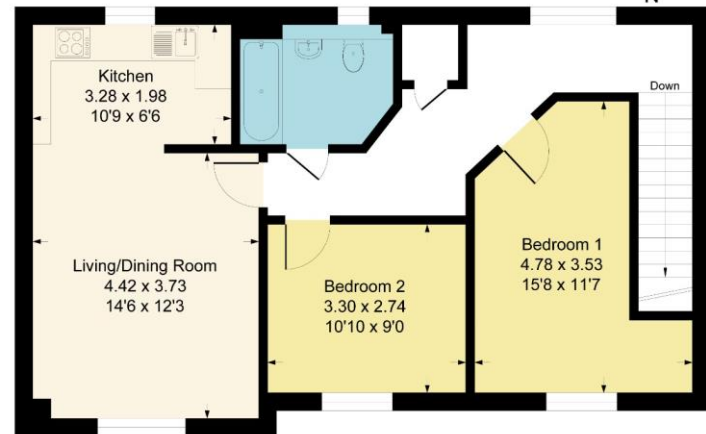
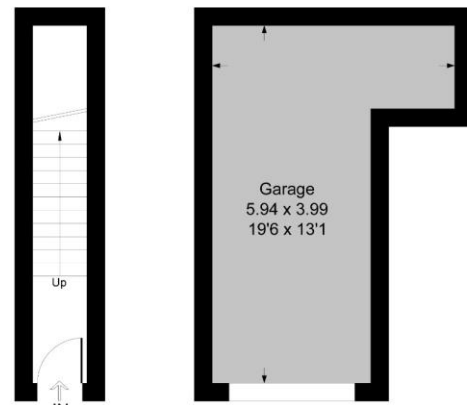


Tailor Close, Andover, Hampshire SP11

Approximate Gross Internal Floor Area = 73.8 sq m / 794 sq ft
 Approximate Outbuilding Internal Floor Area = 17.6 sq m / 189 sq ft
 Approximate Total Internal Floor Area = 91.3 sq m / 983 sq ft



First Floor



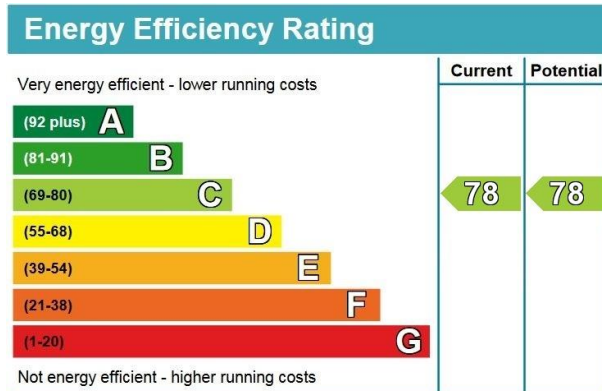
Ground Floor Garage

This floor 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, window 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.



Tailor Close, Andover

Guide Price £215,000 Freehold



- Hallway
- Kitchen
- Bathroom
- Garage

- Living/Dining Room
- 2 Double Bedrooms
- Parking
- 80% Discount Scheme

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

**** 80% DISCOUNT MARKETING PRICE - NO BUY TO LET PURCHASERS - APPLICANTS MUST REGISTER WITH TVBC FOR THE DISCOUNTED SALES SCHEME **** This first floor coach house is located on the popular Saxon Heights close to a green area, local shops, schools and countryside walks. The accommodation comprises entrance lobby with stairs to the first floor hallway, a living/dining room with open access into a kitchen, two double bedrooms and a modern bathroom. Outside there is a parking space and two garages (one of which must be rented to a local resident).

LOCATION:

The property is located on the popular Augusta Park and Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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 ground floor **LOBBY** with stairs to the first floor.

HALLWAY:

Window to rear. Storage cupboard, loft access and doors to:

LIVING/DINING ROOM:

Window to front and open access into:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted gas combi boiler.

BEDROOM 1:

Window to front and recess for wardrobe storage.

BEDROOM 2:

Window to front.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a parking space and access to the **GARAGE** with up and over door, power and light. The garage next door is also owned by the property but must be rented out to a neighbour.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is currently no estate charge.

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.

