

# **The Crescent, SP10** Approximate Gross Internal Area = 114.1 sq m / 1228 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

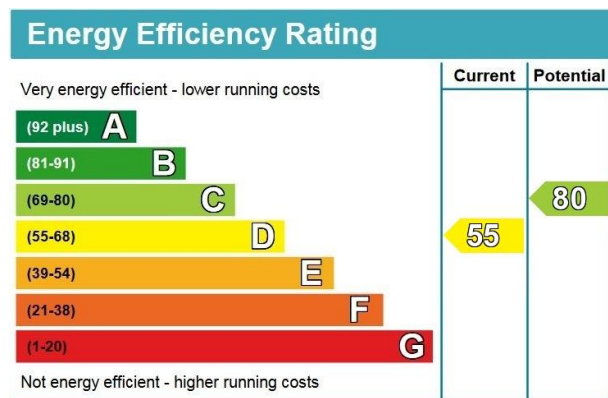


NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished 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.



## **The Crescent, Andover**      **Guide Price £325,000 Freehold**

- Hallway
  - Dining Room
  - Study/Bedroom 4
  - 3 Bedrooms
  - Driveway Parking
- Sitting Room
  - Kitchen & Utility Area
  - Ensuite Shower Room
  - Bathroom
  - Low Maintenance Garden





**DESCRIPTION:**  
Offered for sale with no onward chain, this extended semi-detached house is located in an established residential area close to local shops. The spacious accommodation comprises hallway, sitting room, dining room, study/bedroom 4 with an ensuite shower room, kitchen, utility area, three bedrooms and a bathroom. Outside there is driveway parking to the front and a low maintenance, gravelled, garden to the rear.

**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:

**HALLWAY:**  
Stairs to first floor with understairs recess space and doors to:

**DINING ROOM:**  
French doors to garden and door to:

**SITTING ROOM:**  
Bay window to front.

**STUDY/BEDROOM 4:**  
Bay window to front and door to:

**ENSUITE SHOWER ROOM:**  
Window to side. Double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

**KITCHEN:**  
Window to side. Range of eye and base level cupboards and drawers with work sourfaces over and inset sink with drainer. Inset electric hob with extractor over and eye level double oven. Integral fridge, space for fridge/freezer, loft access and door to:

**UTILITY AREA:**  
Lean-to type construction with windows to both sides and a door to the garden. Space and plumbing for washing machine.

**FIRST FLOOR LANDING:**  
Window to side. Loft access and doors to:

**BEDROOM 1:**  
Window to rear. Fitted wardrobe cupboards and airing cupboard with hot water tank.

**BEDROOM 2:**  
Window to front.

**BEDROOM 3:**  
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 driveway offering parking for two cars, a gravelled area with space for a further car and gated side access to:

**REAR GARDEN:**  
Patio area adjacent to the house with the remainder gravelled. There is also a metal shed and gated access to a shared pathway to the rear.

**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.

