

**Lawrence Close, SP10**  
 Approximate Gross Internal Area = 59.3 sq m / 639 sq ft  
 Approximate Garage Internal Area = 14 sq m / 151 sq ft  
 Approximate Total Internal Area = 73.3 sq m / 790 sq ft

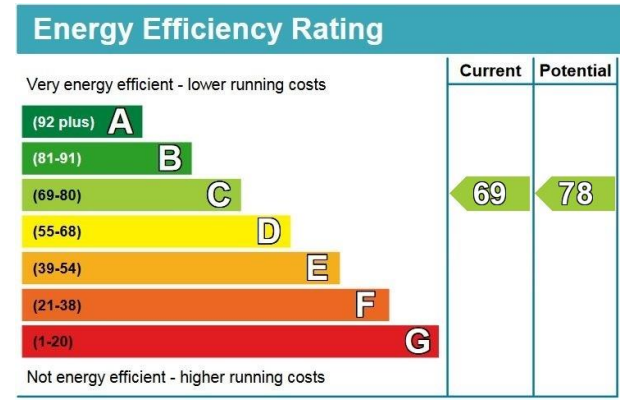


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Lawrence Close, Andover**

**Guide Price £280,000 Freehold**



- Entrance Porch
- Kitchen/Dining Room
- Bathroom
- Practical Landscaped Rear Garden
- Good-Sized Living Room
- Two Double Bedrooms
- Garage & Driveway Parking
- Close to Numerous 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.



**DESCRIPTION:** Located on the popular Artist's Way development, this two-double-bedroomed end-of-terrace house offers a perfect opportunity for a first purchase or maybe those looking to downsize. As well as an excellent location with proximity to numerous local amenities, the property benefits from driveway parking directly at the rear of the property in front of a large single garage. Very well presented throughout, the property has been significantly upgraded by the current owner during recent years, with the accommodation itself comprising an entrance porch, a good-sized living room, an open-plan kitchen/dining room, two double bedrooms and a bathroom. Outside, there is a small, low-maintenance garden to the front, whilst to the rear, there is a practical, low-maintenance, landscaped garden that is as well presented as the internal accommodation.

**LOCATION:** Lawrence Court can be found within the Artists Way development, which is located just north of the town centre off of the ring road. The location benefits from proximity to local schools, the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast food outlets. Andover's mainline railway station is just half a mile away, with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is also nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages are just beyond. Artists Way is on a regular bus route to and from the town centre.

**OUTSIDE:** The front of the property is set back within a small cul-de-sac with a path leading to the front door through a small, low-maintenance garden with a mature shrub border. Front door into:

**ENTRANCE PORCH:** Cloaks storage space. Consumer unit. Part glazed solid wood door into:

**LIVING ROOM:** Good-sized living room with a front aspect. Stairs to the first floor with understairs recess space. Radiator. Part-glazed solid wood door to:

**KITCHEN/DINING ROOM:** Sliding patio doors providing access to the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashback. Inset stainless steel sink and drainer, inset gas hob with an extractor over and an oven/grill below. Space and plumbing for a washing machine, space for an undercounter fridge/freezer. Cupboard housing a wall-mounted gas boiler.

**LANDING:** Door to a built-in storage cupboard. Access to a partially boarded loft with an LED light fitted. Solid wood internal doors to:

**BEDROOM ONE:** Double bedroom with a window to the front. Double doors to built-in wardrobe storage. Radiator.

**BEDROOM TWO:** Rear aspect double bedroom. Space for freestanding wardrobe and bedroom furniture. Radiator.

**BATHROOM:** Fully tiled bath enclosure with a panelled bath and newly fitted electric shower over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

**REAR GARDEN:** West-facing, attractive, practical, landscaped rear garden with a patio adjacent to the rear of the property. External tap. A path leads through decorative gravel and bark chip borders with mature shrubs, from the patio to the garage via a newly installed personal side door along with gated rear access to the driveway at the front of the garage.

**TENURE & SERVICES:** Freehold. Mains drainage, water, 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.

