

Springfield Close, Andover, SP10
 Approximate Gross Internal Floor Area = 145.4 sq m / 1565 sq ft

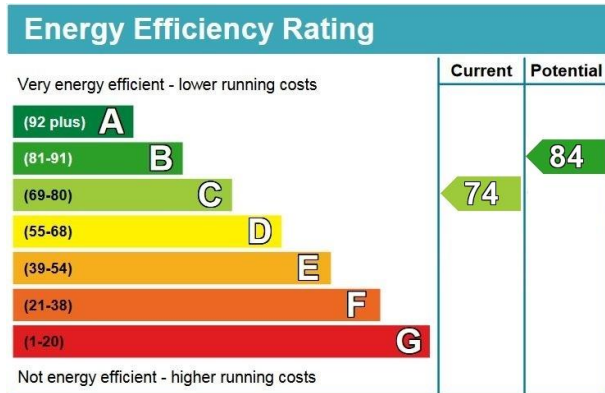


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Springfield Close, Andover

Guide Price £345,000 Freehold



- Hallway
- Kitchen
- Sun Room
- 3 Further Bedrooms
- Driveway & Garage/Store
- Utility/Cloakroom
- Sitting/Dining Room
- Master Bedroom Suite
- Bathroom
- Mature Garden

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: This link detached house is located in a popular established area close to local amenities and enjoying views towards Ladies Walk. The spacious accommodation comprises entrance lobby with utility/boot room, a hallway where stairs lead to the first floor, a cloakroom, kitchen, sitting room with open access into a dining room with patio doors to the garden, a sun room with views over the garden, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to a garage which has been converted into two storage areas whilst to the rear there is a mature garden with a raised, decked, seating area, a summerhouse and shed.

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:

ENTRANCE LOBBY: Storage cupboards and utility/cloakroom with space and plumbing for washing machine and a door to the garden. Door to:

HALLWAY: Stairs to first floor, door to garage/store, two storage cupboards and doors to:

CLOAKROOM: WC, vanity cupboard with wash hand basin and wall mounted boiler.

KITCHEN: Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral fridge.

SITTING ROOM: French doors to sun room and open access to:

DINING ROOM: Patio doors to rear garden.

SUN ROOM: Double aspect with French doors to the garden.

FIRST FLOOR LANDING: Loft access, shelved linen cupboard and doors to:

MASTER BEDROOM: Window to rear and door to:

ENSUITE SHOWER ROOM: Window to rear. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to front and fitted wardrobe cupboard.

BEDROOM 3: Window to front and fitted wardrobe cupboard.

BEDROOM 4: Window to rear.

BATHROOM: Window to front. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE: To the front there is a walled garden with a tree and a driveway offering parking and access to:

GARAGE: Up and over door into storage area with door to further area with door to hallway, power, light and door to understairs workshop.

REAR GARDEN: Raised, decked, covered seating area adjacent to the property with steps down to an area of lawn with raised flower and shrub borders. Path to utility/boot room, summerhouse and shed.

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.

