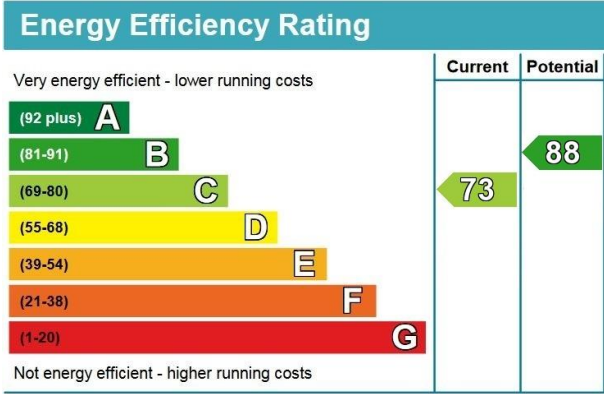


Danehurst Place, Andover, SP10

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1306222



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.



Danehurst Place, Andover **Guide Price £225,000 Freehold**

- **Hallway**
- **Kitchen/Dining Room**
- **Shower Room**
- **Enclosed Garden**
- **Living Room**
- **2 Bedrooms**
- **2 Parking Spaces**
- **No Onward Chain**



DESCRIPTION:
Offered for sale with no onward chain, this terraced house is located on the edge of the town close to local shops and a public house with easy access to the A303. The accommodation comprises hallway, living room, kitchen/dining room, two bedrooms and a shower room. Outside there are two allocated parking spaces and a low maintenance, secluded, garden to the rear with a 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:
Canopy porch with front door into:

HALLWAY:
Stairs to first floor and door to:

LIVING ROOM:
Window to front and arch to:

KITCHEN/DINING ROOM:
Window to rear. 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 electric hob with extractor over and oven below. Space for appliances and cupboard with wall mounted boiler. Open access to **DINING AREA** with door to garden and understairs cupboard.

FIRST FLOOR LANDING:
Loft access and doors to:

BEDROOM 1:
Window to front. Airing cupboard with hot water tank and fitted wardrobe cupboard.

BEDROOM 2:
Window to rear.

SHOWER ROOM:
Window to rear. Fully tiled with a shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:
To the front there is a paved area and access to two parking spaces.

REAR GARDEN:
The low maintenance garden is secluded and fully enclosed with a rear access gate to a walkway. Fully paved with a 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.

