

**St Ann's Close, SP10**  
Approximate Gross Internal Area = 116.9 sq m / 1257 sq ft

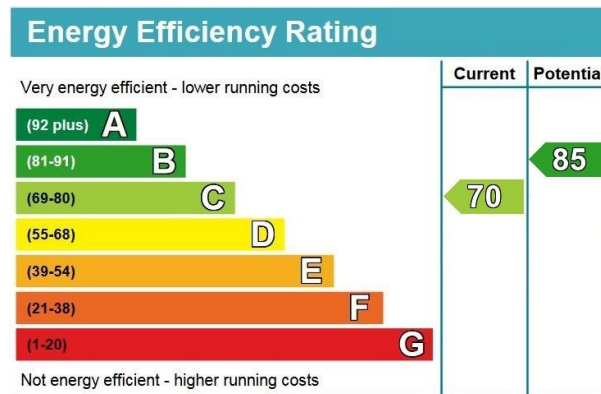


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**St Ann's Close, Andover**

**Guide Price £399,950 Freehold**



- Hallway
- Dining Room
- Office
- 4 Double Bedrooms
- Parking

- Living Room
- Kitchen
- Cloakroom & Wash Room
- Bathroom
- Gardens

**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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**DESCRIPTION:**

Offered for sale with no onward chain, this spacious end of terrace house is located in a popular residential area within walking distance of the town, the railway station and Rooksbury Mill Nature Reserve. The light and airy accommodation comprises entrance porch, hallway with stairs to the first floor, a double aspect living room, a dining room with open access to the kitchen and a rear lobby with an office, cloakroom and utility/washing room. Upstairs there are four good sized bedrooms and a modern bathroom. Outside there is a parking space and gardens to the front and 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:**

Door into ENTRANCE PORCH with windows to two sides and door into:

**HALLWAY:**

Stairs to first floor with an understairs recess wired to use as an office space with power and light. Storage cupboard with electric, gas meter and space for coats and shoes. Doors to:

**LIVING ROOM:**

Windows to two sides.

**DINING ROOM:**

Window to side and patio doors to the garden. Open access to:

**KITCHEN:**

Window to rear. Range of eye and base level cupboards and drawers with wood work surfaces over and inset one and a half bowl sink with drainer. Inset induction hob with extractor over and oven below. Integral dishwasher and fridge/freezer. Underfloor heating and door to:

**REAR LOBBY:**

Door to garden, separate heating zone and doors to:

**OFFICE:**

Window to rear.

**CLOAKROOM:**

Window to side. WC and shelf with wash hand basin.

**UTILITY/WASH ROOM:**

Space and plumbing for washing machine.

**FIRST FLOOR LANDING:**

Window to front. Loft access, boiler cupboard and storage cupboard. Doors to:

**BEDROOM 1:**

Two windows to front and fitted wardrobe cupboard.

**BEDROOM 2:**

Double aspect with fitted wardrobe cupboard.

**BEDROOM 3:**

Double aspect with fitted wardrobe cupboard.

**BEDROOM 4:**

Window to rear.

**BATHROOM:**

Window to rear. P shaped bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of lawn extending to two sides of the property, a driveway offering parking and gated access to:

**REAR GARDEN:**

Patio area adjacent to the house with a power socket, outside tap and a retaining wall. Steps lead up to an area of lawn with a path to a garden shed and raised flower bed.

**TENURE & SERVICES:**

Freehold. Main water, drainage, gas and electricity are connected. Gas central heating with Hive thermostat to radiators.

