

Lowry Court, SP10
 Approximate Gross Internal Area = 92.9 sq m / 1000 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



Lowry Court, Andover

Guide Price £265,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Hallway
- Kitchen/Dining Room
- Family Room
- Bathroom

- Cloakroom
- Living Room
- 3 Bedrooms
- 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:

This terraced house is located within walking distance of the town and Anton Lakes and enjoys a pleasant outlook to the front over a green area. The extended accommodation comprises hallway with stairs to the first floor and generous storage, a cloakroom, kitchen/dining room, a living room with a feature fireplace and patio doors to a family room which opens out to the garden. Upstairs there are three bedrooms and a bathroom whilst outside there is an enclosed front garden and a south facing garden to the rear with an outlook over trees.

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 storage and further storage cupboard. Doors to:

CLOAKROOM:

Window to front. WC with concealed cistern and vanity cupboard with wash hand basin.

KITCHEN/DINING ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free standing cooker, space and plumbing for washing machine and dishwasher. Cupboard with space for tumble drier, space for fridge/freezer, cupboard with wall mounted combi boiler and dining area.

LIVING ROOM:

Window to rear. Feature fireplace with electric fire and patio doors to:

FAMILY ROOM:

Windows and French doors to the garden.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to front. Panelled bath with electric shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is gated access to a courtyard garden with slate shingle.

REAR GARDEN:

South facing garden with an outlook to the rear over trees. Patio area adjacent to the house with brick store. The remainder is laid to lawn with a path to the rear access gate.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is a ground rent charge of £40 p/a.

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.

