

**Mornington Close, SP10**  
Approximate Gross Internal Area = 141 sq m / 1518 sq ft

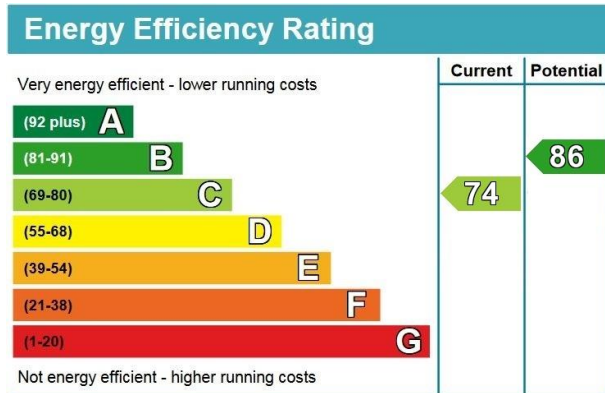


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Mornington Close, Andover**

**Guide Price £399,950 Freehold**



- Hallway
- Cloakroom
- Conservatory
- Bathroom & WC
- Driveway Parking
- Kitchen & Utility Room
- Living/Dining Room
- 3 Double Bedrooms
- Partial Garage/Store
- Attractive 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

Offered for sale for the first time in over 30 years, this semi-detached house is located in a small cul-de-sac on the south side of the town within catchment for Anton School. The well presented accommodation comprises hallway, kitchen, utility room, cloakroom, L shaped living/dining room, triple aspect conservatory, three double bedrooms and a bathroom with separate WC. To the front there is an area of lawn and a driveway offering parking and access to a partial garage/store. Gated side access leads to the attractive rear garden with a raised, decked, seating area to the 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:**

Open porch with front door into:

**HALLWAY:**

Velux window to front. Stairs to first floor with understairs cupboard, parquet flooring and doors to:

**KITCHEN:**

Windows to front and door to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset induction hob with extractor over and eye level double oven. Integral dishwasher and fridge, space and plumbing for washing machine.

**UTILITY ROOM:**

Converted from the garage and fully insulated. Eye level cupboards and work surface with storage below and space for tumble drier and fridge/freezer.

**CLOAKROOM:**

Window to side. WC and vanity cupboards with wash hand basin.

**LIVING/DINING ROOM:**

Dining area with glazed panelling to hallway and living area with fireplace housing living flame gas fire. French doors to:

**CONSERVATORY:**

Triple aspect with French doors to garden.

**FIRST FLOOR LANDING:**

Window to side. Loft access and doors to:

**BEDROOM 1:**

Window to rear and a range of fitted wardrobe cupboards.

**BEDROOM 2:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to rear. currently used as an office.

**BATHROOM:**

Window to side. P shaped bath with shower over, vanity drawers with wash hand basin and heated towel rail. Airing cupboard with gas boiler.

**CLOAKROOM:**

Window to side and WC.

**OUTSIDE:**

To the front there is an area of lawn with gated access to the rear garden. A driveway offers parking and access to the partial garage/store.

**REAR GARDEN:**

Walled patio area adjacent to the house with steps up to an area of lawn with mature flower and shrub borders. To the rear there is a raised, decked, seating area with space for a garden 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.

