

**Colenzo Drive, SP10**  
Approximate Gross Internal Area = 88.1 sq m / 949 sq ft

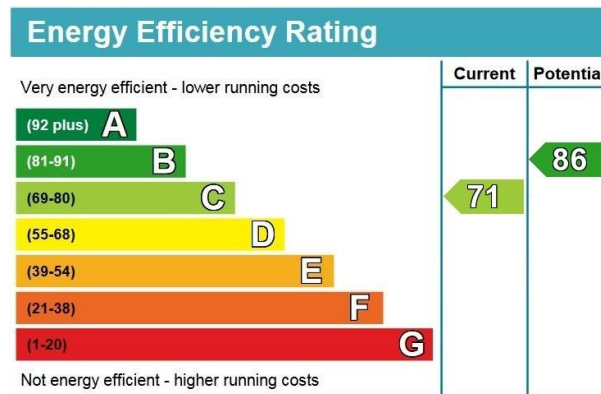


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Colenzo Drive, Andover**

**Guide Price £295,000 Freehold**



- Entrance Porch
- Kitchen
- Conservatory
- Family Bathroom
- Close to Numerous Amenities
- Living Room
- Dining Room
- Three Bedrooms
- Low Maintenance Gardens
- Proximity to Schools

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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With generous reception space, this three-bedroomed, terraced house has the potential to be the ideal first family home, allied with its excellent location that includes proximity to numerous amenities as well as schools catering for all age groups. The well-presented accommodation comprises an entrance porch, a good-sized living room, a kitchen with an open-plan flow into a dining room, a conservatory, three bedrooms and a family bathroom. Outside, there are low-maintenance gardens to both the front and the rear.

A path leads from Colenzo Drive through a front garden laid to gravel to the front door, which opens into a very useful entrance porch with a second front door opening into a good-sized front aspect living room. A door leads to the dining room at the rear of the ground floor, which has patio doors opening out to the conservatory, itself with French doors leading into the rear garden. There is an open-plan flow from the dining room to the kitchen, also with a rear aspect and with its own rear door accessing the rear garden. The kitchen includes a range of eye and base level cupboards and drawers with worksurfaces and tiled splashbacks along with space for a fridge freezer and space and plumbing for a washing machine and a tumble dryer.

The first floor provides three bedrooms, two of which are doubles. Each bedroom has either built-in or fitted wardrobe storage. The family bathroom at the rear of the first floor comprises a panelled bath and a separate recessed shower enclosure along with a WC, hand wash basin, and a heated towel rail, plus a fitted cupboard and fitted shelving. The rear garden is an attractive, low-maintenance space with a patio area adjacent to the rear of the property which extends to a path leading to gated rear access and a garden shed. On either side of the path are retained bark chipped beds.

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. Located centrally within Andover, Colenzo Drive can be found just off Vigo Road, with a convenience store and fast-food outlet nearby. The location has excellent proximity to both Andover's town centre amenities along with "out of town" supermarkets, retail shops and fast-food establishments. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

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.

