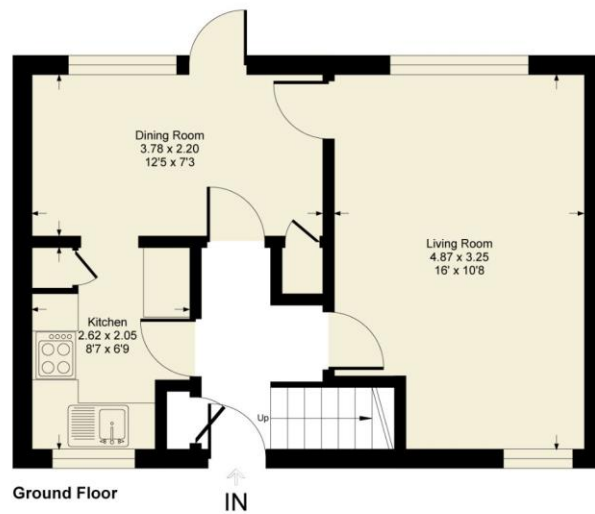


**Larwood Square, SP10**  
Approximate Gross Internal Area = 69.8 sq m / 752 sq ft

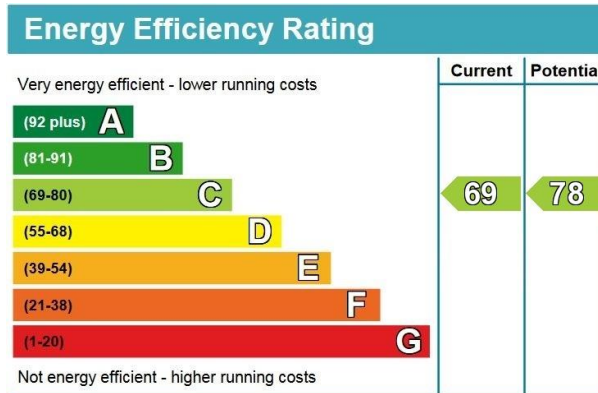


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Larwood Square, Andover**

**Guide Price £225,000 Freehold**



- No Onward Chain
- Kitchen
- Dining Room
- Bathroom & Separate WC
- Close to Schools & Amenities
- Entrance Hallway
- Living Room
- Three Bedrooms
- Low Maintenance Gardens
- Proximity to Open Countryside

**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:** Available to the property market with No Onward Chain, this three-bedroomed terraced house would make the perfect first family home. Located just to the north of the town itself within an established residential area, the property benefits from proximity to numerous local amenities, including Shepherds Spring Medical Centre and pharmacy, schools catering for all age groups and Andover's mainline railway station. The accommodation has scope for updating and comprises a ground floor with an entrance hallway, a kitchen, a dining room and a good-sized, dual-aspect living room. The first floor provides three bedrooms, a bathroom and a separate WC. Outside, the property has practical, low-maintenance gardens to both the front and the rear. A few metres from the property is the nearest communal parking area, which accesses Cricketers Way itself and is on a local bus route to and from Andover's town centre.

**LOCATION:** Larwood Square can be found on the Cricketers Way development just to the north of Andover's town centre and has proximity to local amenities, including schools, various retail outlets and supermarkets. Cricketers Way itself has a pharmacy, a medical centre and a convenience store, whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are just a short distance away. Andover's town facilities along with the mainline railway station are also close by. The development is close to open countryside with the nearby villages of Smannell, with its public house, and Enham Alamein, which has a village shop and a post office, are both just over a mile away.

**OUTSIDE:** The front of the property is accessed via a path from the communal parking area at the front of Larwood Square itself, with the rear of the property also accessible via a gate into the back garden. The front garden, bordered by low-level picket and panel fencing is laid to lawn with a path leading to the front door, under a canopy porch.

**ENTRANCE HALLWAY:** Stairs to the first floor. Door to an eye-level cupboard housing both the consumer unit and the electric meter. Radiator. Doors to:

**KITCHEN:** Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over. Inset stainless-steel sink and drainer, space for a freestanding cooker, space and plumbing for a washing machine and space for an under-counter fridge. Door to a built-in storage cupboard also housing the gas meter. Internal door to:

**DINING ROOM:** Window to the rear and an external door accessing the rear garden. Radiator. Internal door to:

**LIVING ROOM:** Good-sized, dual-aspect living room with windows to the front and the rear. Radiators. Internal door to the hallway.

**FIRST FLOOR LANDING:** Window to the front. Double doors to a built-in airing cupboard housing both a gas boiler and a hot water cylinder. Access to a partially boarded loft space. Doors to:

**BEDROOM ONE:** Double bedroom with a window to the rear. Radiator.

**BEDROOM TWO:** Good-sized single bedroom with a window to the rear. Radiator.

**BEDROOM THREE:** Single bedroom with a window to the rear. Double doors to built-in wardrobe storage. Radiator.

**BATHROOM:** Window to the front. Panelled bath with an electric shower over. Hand wash basin and a radiator.

**WC:** Separate WC adjacent to the bathroom with a window to the front. Low-level WC.

**REAR GARDEN:** Practical, low-maintenance rear garden with a small patio area in one corner adjacent to the rear of the property. The remainder of the garden is laid to lawn with a path leading to a brick garden shed and gated rear access. Mature hedging to one side with the opposite and the rear boundary enclosed by panel fencing.

**TENURE & SERVICES:** Freehold. Mains drainage, water, 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.

