

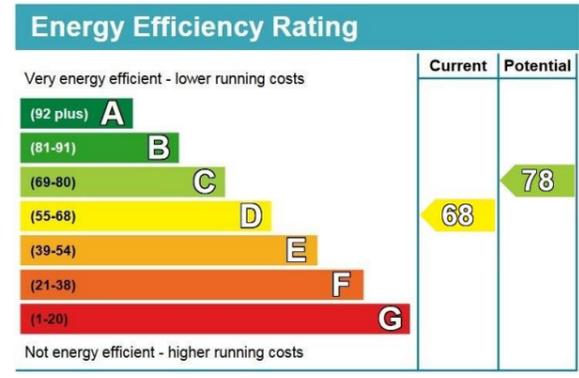
**The Crescent, SP10**  
Approximate Gross Internal Area = 77.7 sq m / 837 sq ft



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



**The Crescent, Andover** **Guide Price £317,000**



- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Driveway Parking
- Attractive Rear Garden
- Proximity to Schools & Railway Station
- Close to Amenities

**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  
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**DESCRIPTION:** Enhanced throughout by the current owner, this three-bedroomed, terraced house benefits from an excellent location with proximity to numerous local amenities including Andover's mainline railway station and well-regarded schools catering for all age groups. The accommodation comprises an entrance hallway, a living room, a good-sized dining room with patio doors leading out to a covered, south-facing patio seating area, a kitchen, three bedrooms and a bathroom. Outside, there is driveway parking for two vehicles to the front and an attractive, mature garden 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, as well as numerous nearby notable tourist attractions. The mainline railway station, just three quarters of a mile away, 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. The property itself can be found on The Crescent, just off Weyhill Road at its junction with The Drove, with the location close to many local amenities, including convenience stores, various fast food outlets, public houses, a supermarket, a petrol station, a country store and a renowned family-run bakery and an award-winning fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park.

**OUTSIDE:** The property frontage is set aside for driveway parking and access to the front door, which is under a covered canopy porch.

**ENTRANCE HALLWAY:** Stairs to the first floor. Door to a built-in, understairs storage cupboard housing the gas meter. Consumer unit and electric meter. Internal glazed doors to:

**LIVING ROOM:** Box Bay window to the front. Two transom windows to the dining room. Vertical radiator.

**DINING ROOM:** Good-sized, rear-aspect dining room with sliding patio doors providing access to the rear garden. Fitted cupboards and shelving either side of the chimney breast. Vertical radiator.

**KITCHEN:** Galley style, dual-aspect kitchen with a window to one side and an external door to the rear providing access to the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless-steel sink and drainer, inset ceramic hob with an extractor over, built-in, eye-level double ovens and grill. Freestanding washing machine and dishwasher, space for a tumble dryer and space for an undercounter fridge and freezer. Radiator.

**LANDING:** Access to the loft space via a loft ladder. Doors to:

**BEDROOM ONE:** Double bedroom with a window to the rear. Double doors to a built-in airing cupboard with removable shelving, housing a wall-mounted gas combi boiler. Radiator.

**BEDROOM TWO:** Double bedroom with a window to the front. Radiator.

**BEDROOM THREE:** Front aspect single bedroom. Radiator.

**BATHROOM:** Window to the rear. Fully tiled walls. Panelled bath with an electric shower over, close-coupled WC, pedestal hand wash basin and an electric heated towel rail.

**REAR GARDEN:** Practical, landscaped, attractive rear garden with a covered patio adjacent to the dining room and the kitchen. The remainder of the garden is laid to artificial lawn with mature flower and shrub borders with ornamental trees. Decked seating area and garden shed. External, attached WC.

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

