

Florence Court, SP10
 Approximate Gross Internal Area = 71.3 sq m / 768 sq ft
 Approximate Outbuilding Internal Area = 2.6 sq m / 28 sq ft
 Approximate Total Internal Area = 73.9 sq m / 796 sq ft

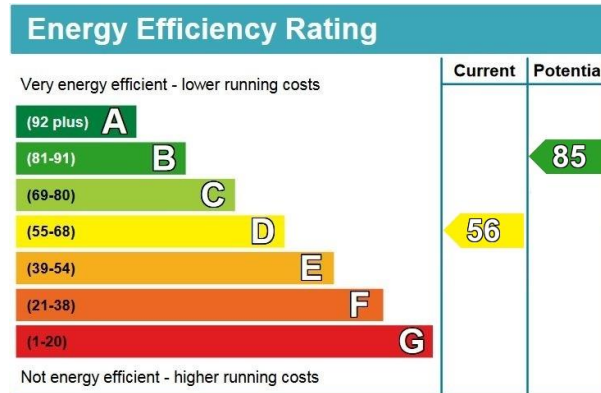


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Florence Court, Andover

Offers Over £189,995 Freehold



- Hallway
- Utility Room
- Bathroom
- Office/Snug
- Brick Store

- Kitchen/Breakfast Room
- Double Bedroom
- Sitting Room
- Car Port
- 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:

Austin Hawk are delighted to offer this terraced house located on the northern outskirts of the town close to local amenities including schools and a shop. The accommodation is arranged on three floors and offers versatile living space which could be re-configured but currently comprises hallway, kitchen/breakfast room, utility room, first floor double bedroom with a bathroom and a top floor sitting room with open access to a glazed office/snug with far reaching views. Outside there is a car port to the front offering parking and a south west facing, low maintenance, garden to the rear with a brick store which benefits from power and light.

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:

Window to front. Stairs to first floor with understairs storage cupboard. Slate tiled flooring and steps down to:

KITCHEN/BREAKFAST ROOM:

Patio doors to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Space and plumbing for dishwasher, space for fridge/freezer, breakfast bar and space for table and chairs.

UTILITY ROOM:

Work surface with space and plumbing below for washing machine and tumble drier.

FIRST FLOOR LANDING:

Window to front. Stairs to second floor, airing cupboard with hot water tank and doors to:

BEDROOM:

Window to rear.

BATHROOM:

Panelled bath with shower over, wash hand basin and vanity top with WC with concealed cistern.

SECOND FLOOR LANDING:

Window to front and door to:

SITTING ROOM:

Loft access and open access to:

OFFICE/SNUG:

Double aspect with far reaching views.

OUTSIDE:

To the front there is a car port offering parking.

REAR GARDEN:

Fully enclosed and low maintenance garden with a brick store adjacent to the house benefiting from power and light. The garden is arranged on three levels with artificial lawn and brick low level walls retaining each level.

TENURE & SERVICES:

Mains water, drainage, gas and electricity are connected. Heating via economy 7 wall heaters.

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.

