

Topaz Drive, SP10
 Approximate Gross Internal Area = 65.4 sq m / 704 sq ft
 Approximate Garage Internal Area = 13.2 sq m / 143 sq ft
 Approximate Total Internal Area = 78.6 sq m / 847 sq ft

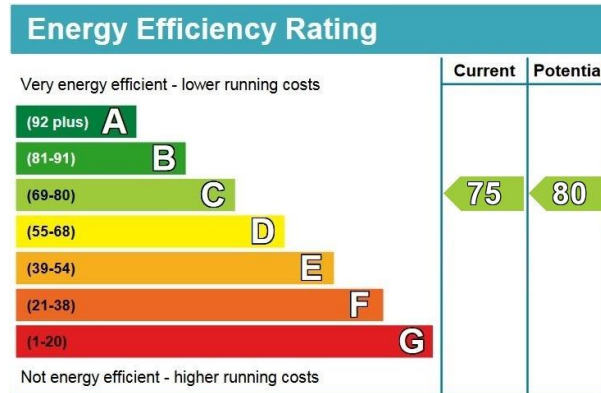


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Topaz Drive, Andover

Guide Price £285,000 Freehold



- Hallway
- Kitchen
- Conservatory
- Bathroom
- Garage

- Cloakroom
- Living Room
- 2 Bedrooms
- Driveway Parking
- Enclosed 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.

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DESCRIPTION:

This terraced house is located in a popular area close to a green area and within walking distance to shops and the railway station. The well presented accommodation comprises hallway, cloakroom, kitchen, living room with stairs to the first floor and a door to a triple aspect conservatory, two bedrooms and a bathroom. Outside there is driveway parking to the front, a garage located to the side and an enclosed 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. 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: Canopy porch with front door into:

HALLWAY:

Cloaks cupboard and doors to:

CLOAKROOM:

WC and vanity unit with wash hand basin.

KITCHEN:

Box bay window to front. Range of eye and base level cupboards and drawers, including a breakfast bar, with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral microwave, space and plumbing for washing machine, space for fridge/freezer and cupboard with wall mounted combi boiler.

LIVING ROOM:

Stairs to first floor with understairs recess and door to:

CONSERVATORY:

Triple aspect with French doors to the garden.

FIRST FLOOR LANDING:

Access via ladder to part boarded loft and doors to:

BEDROOM 1:

Windows to rear. Fitted wardrobe cupboard and airing cupboard with radiator.

BEDROOM 2:

Window to front.

BATHROOM:

Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a block paved driveway offering parking. To the side there is a **GARAGE** with up and over door and a parking space to the front. The green area by the garage is owned by the vendors with a path accessing the rear garden.

REAR GARDEN:

Fully enclosed garden with a patio area adjacent to the house with a gravel border. The remainder is laid to lawn with a path to the rear access.

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.

