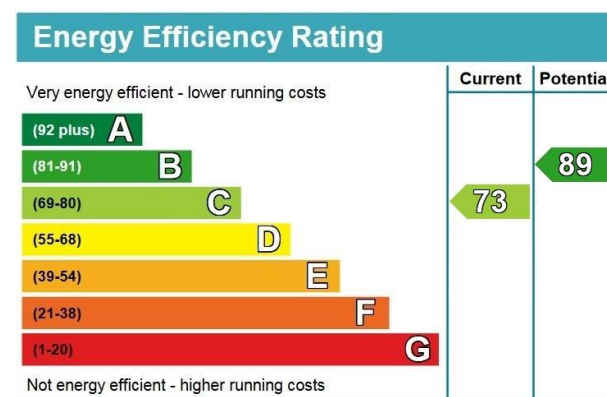


Jenson Gardens, SP10
Approximate Gross Internal Area = 55.8 sq m / 601 sq ft
Approximate Garage Internal Area = 14.7 sq m / 158 sq ft
Approximate Total Internal Area = 70.5 sq m / 759 sq ft



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



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.



Jenson Gardens, Andover

Guide Price £240,000 Freehold

- Entrance Hall
- Living/Dining Room
- Bathroom
- Parking Space
- Kitchen
- 2 Double Bedrooms
- Garage
- Enclosed Garden



DESCRIPTION:

Offered for sale with no onward chain, this terraced house is located in a popular area within walking distance of the railway station and local amenities. The accommodation comprises entrance hall with stairs to the first floor, a kitchen, living/dining room with patio doors to the garden, two double bedrooms - both with fitted wardrobe cupboards - and a bathroom. Outside there is a garage to the front with an allocated parking space and an enclosed garden to the rear with a patio.

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, which is within walking distance, 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:

ENTRANCE HALL:

Stairs to first floor with understairs cupboard, meter cupboard and access to:

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer.

LIVING/DINING ROOM:

Patio doors to garden.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear and range of fitted wardrobe cupboards.

BEDROOM 2:

Window to front. Fitted wardrobe cupboard and airing cupboard with gas boiler and hot water tank.

BATHROOM:

Panelled bath, wash hand basin, WC and wall mounted cupboard.

OUTSIDE:

To the front there is a small garden enclosed with picket fencing and a gated path to the front door. There is a GARAGE with up and over door and an allocated parking space.

REAR GARDEN:

Patio area adjacent to the house with the remainder laid to lawn. A path leads to the rear where there is a brick wall and 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.

