

9 Somerville Court Andover SP10 1QA  
Approximate Gross Internal Floor Area = 84.4 sq m / 909 sq ft

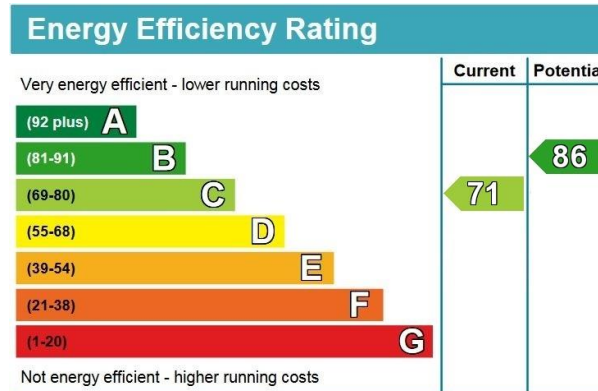


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Somerville Court, Andover.

Guide Price £285,000



- No Onward Chain
- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Hallway
- Living Room
- Three Bedrooms
- Enclosed Rear 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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## DESCRIPTION

Austin Hawk are delighted to present this beautifully refurbished three-bedroom terraced home, ideally situated in a popular residential location within walking distance of a range of local amenities. Immaculately presented throughout, the accommodation comprises an entrance hallway, cloakroom, modern kitchen/dining room, spacious sitting room, three bedrooms, and a family bathroom. Outside, the property benefits from a generously sized, low-maintenance rear garden with gated access to the communal parking area. To the front, the property enjoys a pleasant outlook over a green with a pathway leading to the front door.

## 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

Stairs to first floor and doors to:

## CLOAKROOM

Front aspect, low level WC and wash hand basin.

## SITTING ROOM

Front and rear aspect.

## KITCHEN/DINING AREA

Front aspect and patio doors to the garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over with matching splashbacks an inset ceramic sink and drainer. Inset gas cooker with extractor over and oven below. Integral appliances included dishwasher, washing machine and fridge/freezer.

## LANDING

Front aspect, loft access, large storage cupboards with wall mounted boiler and shelving and doors to:

## BEDROOM ONE

Rear aspect.

## BEDROOM TWO

Rear aspect.

## BEDROOM THREE

Rear aspect.

## BATHROOM

Front aspect. Newly installed. Panelled bath with shower over, pedestal hand wash basin vanity and low level WC.

## OUTSIDE

To the front the property benefits from a lovely outlook over green space. The front garden itself has pathway leading to the front door with the remainder laid to lawn.

## REAR GARDEN

Low-maintenance, fully enclosed garden featuring a newly laid patio adjacent to the property, with a pathway leading to a gate providing access to the communal parking area. The remainder of the garden is laid to lawn and includes a garden shed.

## TENURE & SERVICES

Freehold, mains water, gas and electricity are connected. Gas central heating to the 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.

