

Danehurst Place, SP10
 Approximate Gross Internal Area = 82.6 sq m / 889 sq ft
 Approximate Outbuilding Internal Area = 4.9 sq m / 53 sq ft
 Approximate Total Internal Area = 87.5 sq m / 942 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



Danehurst Place, Andover

Guide Price £315,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Porch
- Expansive Kitchen/Dining Room
- Ensuite Shower Room
- Low-Maintenance Rear Garden
- Close to Numerous Amenities
- Living Room
- Two Double Bedrooms
- Separate Bathroom
- Driveway & Allocated Parking
- Proximity to Schools

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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Immaculately presented throughout, this extended, two-double-bedroomed end of terrace house is located in an excellent location close to schools catering for all age groups, along with numerous local amenities. The property benefits from block-paved driveway parking for two vehicles to the front, whilst to the rear there is an additional allocated parking space. The accommodation comprises a ground floor with an entrance porch, a front-aspect living room and an expansive kitchen/dining room with French doors opening out to the rear garden. On the first floor, there are two good-sized double bedrooms, one with an adjoining ensuite shower room plus a separate bathroom. The rear garden is mainly south-facing and very low-maintenance with gated side access to both the front of the property and the parking area to the rear.

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 over 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. Danehurst Place is located at the western end of Weyhill Road, with the location close to many local amenities, including schools catering for all age groups, convenience stores, various fast-food outlets, public houses, a supermarket, a petrol station, a country store and a renowned bakery and fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, as well as Charlton village, which has further local amenities, including an extensive leisure park.

The property is Freehold. Mains drainage, water, 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.

