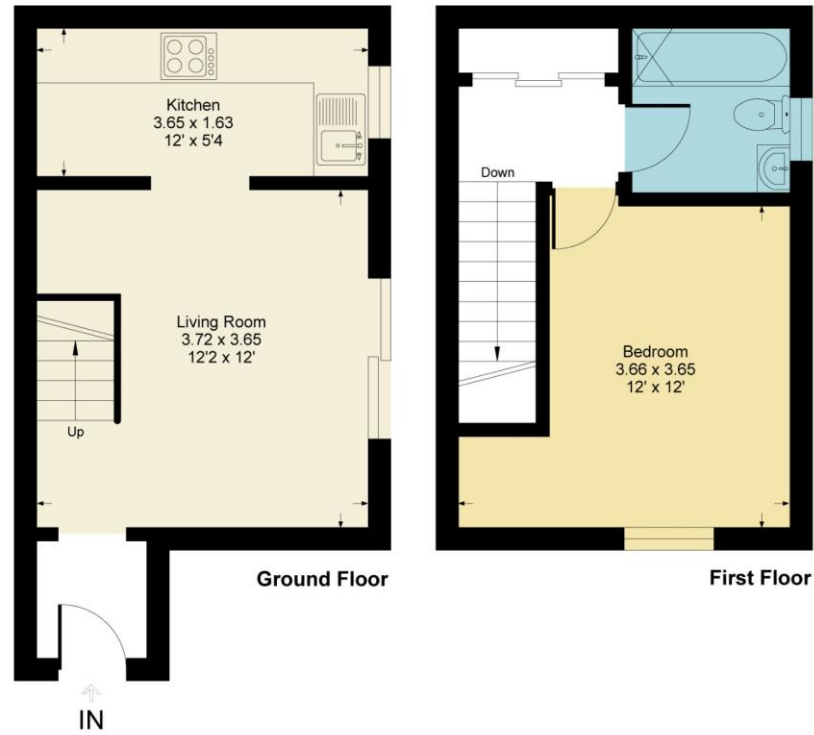


**Holmes Court, SP10**  
Approximate Gross Internal Area = 41.8 sq m / 451 sq ft

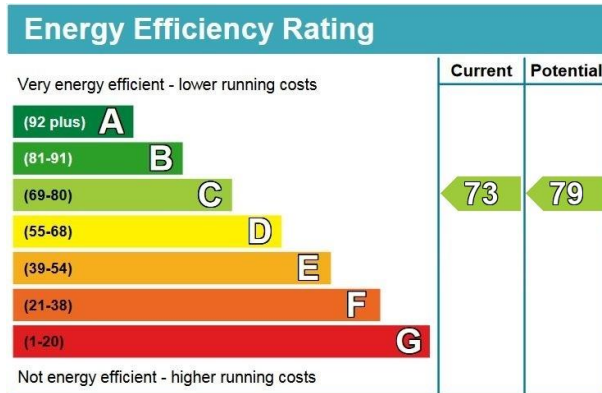


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Holmes Court, Andover**

**Guide Price £200,000 Freehold**



- No Onward Chain
- Living Room
- Double Bedroom
- Allocated Parking Space
- Proximity to Mainline Railway Station
- Entrance Lobby
- Kitchen
- Bathroom
- Practical Enclosed Garden
- Close to Amenities

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:** Available to the property market with No Onward Chain, this terraced house is located close to numerous local amenities along with Andover's mainline railway station and, in our opinion, would make an ideal first time purchase. The accommodation comprises an entrance lobby, a living room with stairs to the first floor and patio doors to the garden, a kitchen, a double bedroom and bathroom. Outside there is an allocated parking space and a practical, low-maintenance garden with a decked seating area, a pergola and a garden shed.

**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 is less than half a mile away and 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. The property is located just west of the junction of Weyhill Road and Millway Road. The location benefits from a number of nearby local amenities including convenience stores, one of which has a post office, various fast food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery and fish and chip shop. Andover's hospital is just over half a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying villages of Upper Clatford and Goodworth Clatford are also a short distance away. The Test Valley lies just beyond the Clatfords, which includes nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

**ACCOMMODATION:** Front door into:

**ENTRANCE LOBBY:** Utilities meter cupboard with consumer unit. Coat hanging and shoe storage space. Doorway to:

**LIVING ROOM:** Sliding patio doors to the garden. Stairs to the first floor with understairs recess, newly laid laminate flooring and arch to:

**KITCHEN:** Window to side. 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 tumble drier and space for fridge/freezer.

**FIRST FLOOR LANDING:** Fitted storage cupboard with sliding doors and door to:

**BEDROOM:** Window to front. Access via a ladder to the part boarded loft and boiler, newly laid laminate flooring and recess for wardrobe storage.

**BATHROOM:** Window to side. Panelled bath with mixer shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is an allocated parking space and a gate into:

**GARDEN:** Decked seating area adjacent to the house leading to a gravelled area with a pergola and shed. The remainder is laid to lawn with mature shrubs and an ornamental tree.

**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.

