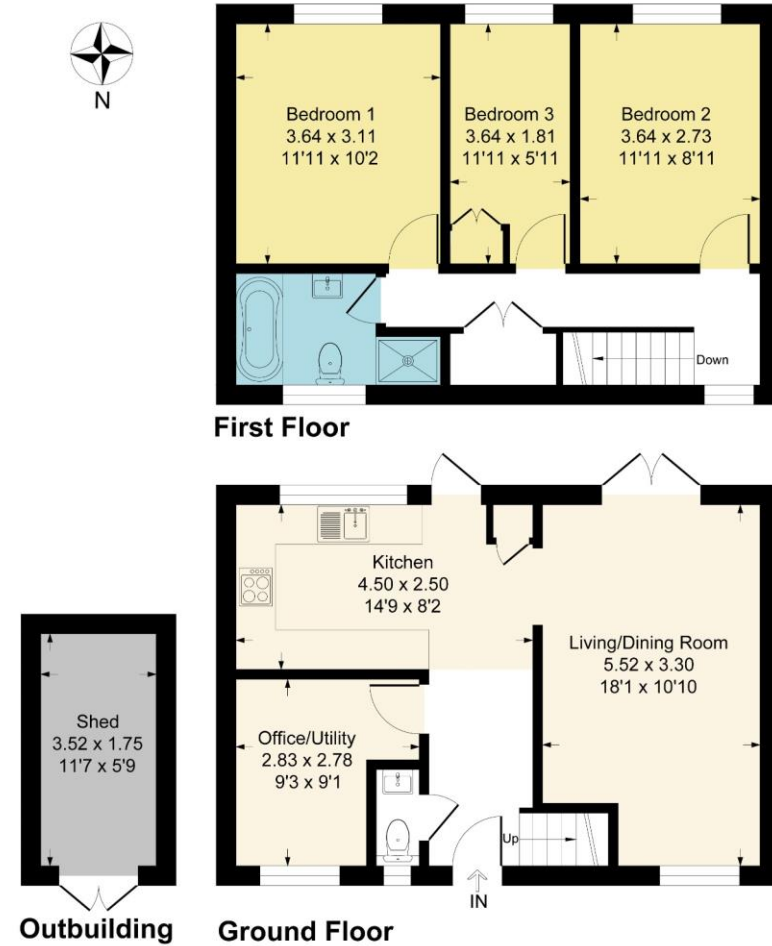


Duncan Court, Andover, Hampshire SP10

Approximate Gross Internal Floor Area = 87.1 sq m / 938 sq ft
 Approximate Outbuilding Internal Floor Area = 6.1 sq m / 66 sq ft
 Approximate Total Internal Floor Area = 93.2 sq m / 1004 sq ft

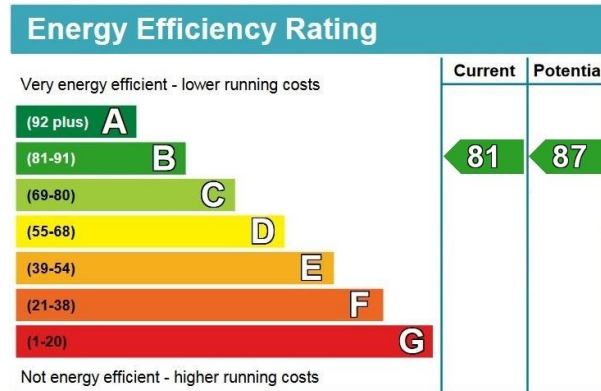


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Duncan Court, Andover

Guide Price £280,000 Freehold



- Entrance Hall
- Kitchen
- Office/Utility
- Bathroom

- Cloakroom
- Living/Dining Room
- 3 Bedrooms
- Attractive 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:

This terraced house is located in a courtyard setting on the edge of the town within walking distance to shops, schools and a playground. The well presented accommodation comprises entrance hall with stairs to the first floor, a cloakroom, kitchen with integral appliances, a living/dining room with French doors to the garden, a utility room/office, three bedrooms and a modern bathroom with a separate shower cubicle. A particular feature is the lovely garden which benefits from a partly covered patio area and a shed. There is communal parking close by.

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:

ENTRANCE HALL:

Stairs to first floor and access to:

CLOAKROOM:

Window to front. Vanity drawers with wash hand basin and WC with concealed cistern.

OFFICE/UTILITY ROOM:

Window to front. Fully height storage cupboard, space and plumbing for washing machine and tumble drier and space for a desk.

KITCHEN:

Window and door to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset induction hob and eye level double oven/microwave. Integral dishwasher and pull-out larder cupboard. Open access to:

LIVING/DINING ROOM:

Window to front and French doors to the garden.

FIRST FLOOR LANDING:

Full height window to front. Loft access and double cupboard with gas combi boiler and shelving. Doors to:

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to rear and extensive range of wardrobe cupboards with drawers.

BEDROOM 3:

Window to rear and fitted wardrobe and drawer unit.

BATHROOM:

Window to front. Panelled bath with shower attachment, shower cubicle with rainfall shower, vanity drawers with wash hand basin, WC with concealed cistern and heated towel rail.

REAR GARDEN:

Partly covered patio area adjacent to the house with an external socket and outside tap. The remainder is laid to lawn with shrub borders, a shed and a path to the rear double gates with access to the communal parking.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There are solar panels which are owned by the vendors and contribute to usage as well as generating an income.

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.

