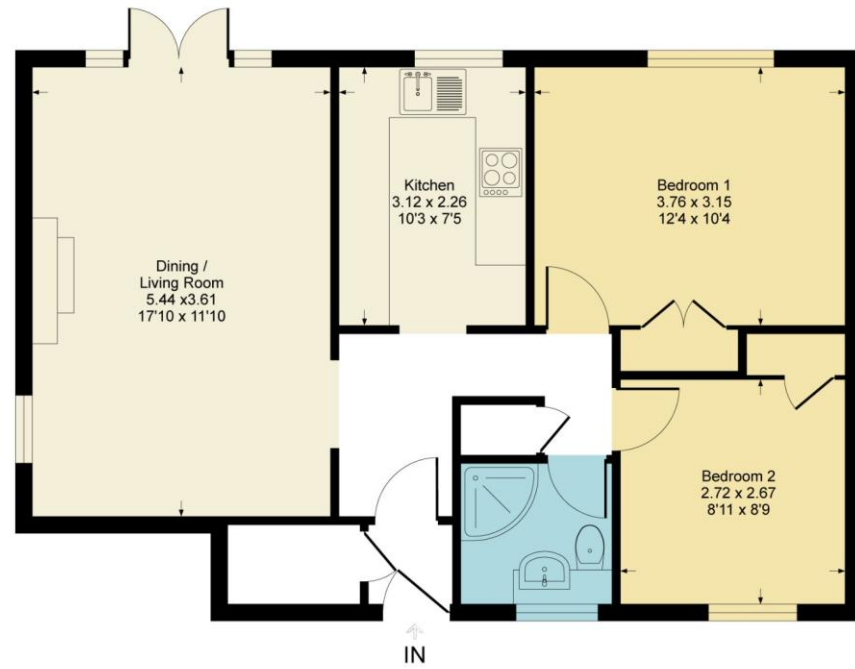


**Springfield Close, SP10**  
 Approximate Gross Internal Area = 59.9 sq m / 645 sq ft

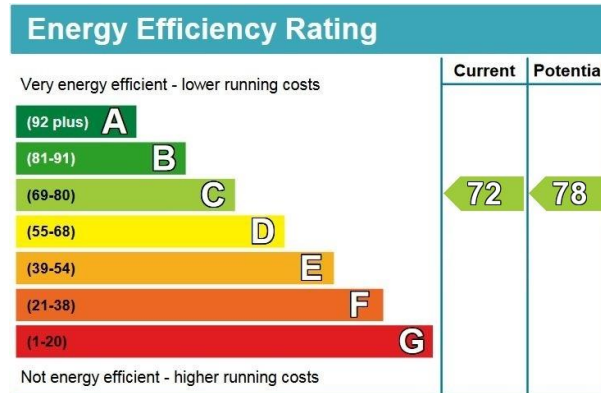


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Springfield Close, Andover**

**Guide Price £229,950 Leasehold**



- Hallway
- Kitchen
- Two Bedrooms
- Enclosed Rear Garden

- Sitting Room
- Shower Room
- Garage
- Stunning Views

**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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

This ground floor maisonette is located on an established residential cul-de-sac with a popular area close to local amenities. The accommodation comprises hallway, cloakroom, sitting room, kitchen, two bedrooms and a shower room. Outside to the front, offering a garage and communal parking and an enclosed garden to the rear with stunning views of fields leading to Ladies Walk.

**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.

**HALLWAY:**

Large storage cupboard and airing cupboard. Doors to:

**KITCHEN:**

Rear aspect. A range of eye and base level cupboards and drawers with worktop over. Inset one and a half white ceramic sink and drainer. Inset induction hob with extractor over and integrated eye level oven. Integrated dishwasher, space and plumbing for a tumble dryer and washing machine. Cupboard housing wall mounted Vailant boiler.

**SITTING ROOM:**

Side aspect and french door to the rear leading to the garden. Elec fire with hearth and mantle.

**BEDROOM ONE:**

Rear aspect and fitted wardrobe.

**BEDROOM TWO:**

Front aspect and fitted wardrobe.

**OUTSIDE:**

Path leading to front door with lawn either side. Parking in front of garage along with communal parking.

**REAR GARDEN:**

Fully enclosed by fencing. Decking and patio adjacent to the property with the remainder laid to lawn and bordered by plants. External tap and shed. Offering stunning views of the fields leading to Ladies Walk.

**TENURE & SERVICES:**

Leasehold with 950 years remaining on the lease. Ground rent £40 PA. 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.

