

Lubeck Drive, SP10
 Approximate Gross Internal Area = 53.9 sq m / 581 sq ft

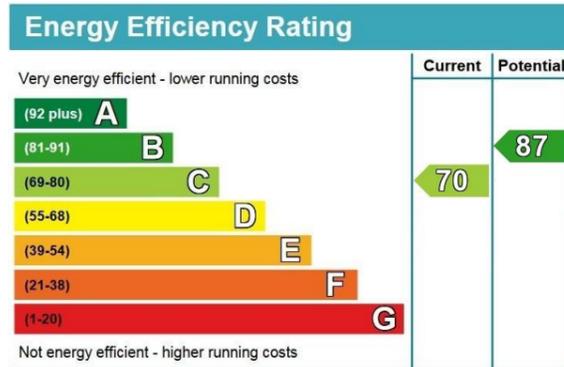


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Lubeck Drive, Andover

Guide Price £250,000 Freehold



- Hallway
- Living Room
- Bathroom
- Enclosed Garden

- Kitchen
- 2 Bedrooms
- 2 Parking Spaces
- No Onward Chain

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:

Offered for sale with no onward chain, this terraced house is located on the popular Saxon Fields. The accommodation comprises hallway, contemporary kitchen, a living room with patio doors to the garden and stairs to the first floor where there are two bedrooms - both with fitted wardrobe cupboards - and a bathroom. Outside there is a small front garden, allocated parking for two cars and an enclosed garden with a garden shed.

LOCATION:

The popular Saxon Fields can be found on the northern outskirts of Andover. Amenities within Saxon Fields include a convenience store, a children's playground, sports pitches and protected open green space along with Anton Lakes Nature Reserve. Saxon Fields is on a bus route providing easy access both to and from Andover's town centre. Charlton village, with a host of its own local amenities, including convenience stores, a public house, church, veterinary practice and Charlton Lakeside Leisure Park, is a short distance away, as are the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education.

ACCOMMODATION:

Canopy porch with front door into:

HALLWAY:

Door to living room and open access to:

KITCHEN:

Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

LIVING ROOM:

Patio doors to garden and stairs to first floor with understairs recess space.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to rear and fitted wardrobe cupboard.

BEDROOM 2:

Window to front and fitted wardrobe cupboards.

BATHROOM:

Window to front. Panelled bath with electric shower over, wash hand basin and WC.

OUTSIDE:

To the front there is an area of lawn with a mature tree and a path to the front door. There are two allocated parking spaces in the parking area located in front of the property.

REAR GARDEN:

Enclosed garden with a small paved area adjacent to the house. The remainder is laid to lawn with mature shrubs and a raised bed to the rear with a shed.

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.

