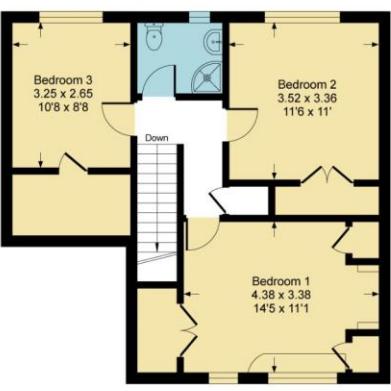


Springfield Close, SP10
 Approximate Gross Internal Area = 100.2 sq m / 1079 sq ft
 Approximate Garage Internal Area = 19.5 sq m / 210 sq ft
 Approximate Total Internal Area = 119.7 sq m / 1289 sq ft



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.

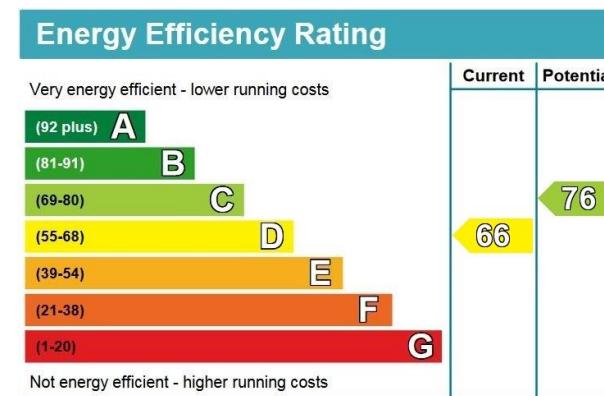
Produced for Austin Hawk Ltd

AH
austinhawk
 ESTATE AGENTS



Springfield Close, Andover

Guide Price £310,000 Freehold



- **Entrance Porch**
- **Cloakroom**
- **kitchen**
- **Shower Room**
- **Garage**

- **Hallway**
- **Living/Dining Room**
- **3 Double Bedrooms**
- **Driveway Parking**
- **Enclosed 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.

DESCRIPTION:

Offered for sale with no onward chain, this three bedroom house is located on the edge of Andover with views towards the popular Ladies Walk and close to a shop, schools and a public house. The accommodation comprises entrance porch with a door into the hallway, a cloakroom, kitchen, double aspect living/dining room, three good sized bedrooms with storage and a shower room. Outside there is driveway parking leading to a garage with a utility area to the rear and an enclosed garden to the rear with a patio area and greenhouse.

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 PORCH** with window to front and glazed door into:

HALLWAY:

Stairs to first floor with understairs cupboard, further shelved storage cupboard and doors to:

CLOAKROOM:

Window to side. WC and wash hand basin.

LIVING/DINING ROOM:

Window to front and patio doors to garden. Serving hatch to the kitchen in the dining area.

KITCHEN:

Window to rear and door to garage. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset electric hob with double oven below. Space and plumbing for washing machine and dishwasher and space for fridge/freezer.

FIRST FLOOR LANDING:

Loft access, airing cupboard with shelving and hot water tank. Doors to:

BEDROOM 1:

Windows to front. Fitted cupboards to both sides and over the bed area, dressing table and further fitted wardrobe cupboard.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear and large eaves storage cupboard.

SHOWER ROOM:

Window to rear. Shower cubicle with electric shower, wash hand basin, WC and wall mounted vanity cupboard.

OUTSIDE:

To the front there is an area of lawn with a path to the front door. A driveway offers parking and access to:

GARAGE:

Up and over door, door to kitchen and utility area to the rear with space for appliances and a window and door to the garden.

REAR GARDEN:

Enclosed rear garden with a patio area adjacent to the house. Steps lead up to an area of lawn with a further paved area, a greenhouse and garden 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.

