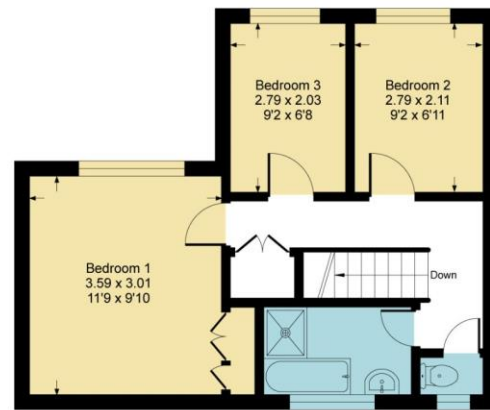


**Trent Court, SP10**

Approximate Gross Internal Area = 73.8 sq m / 795 sq ft  
 Approximate Outbuilding Internal Area = 8 sq m / 87 sq ft  
 Approximate Total Internal Area = 81.8 sq m / 882 sq ft



First Floor



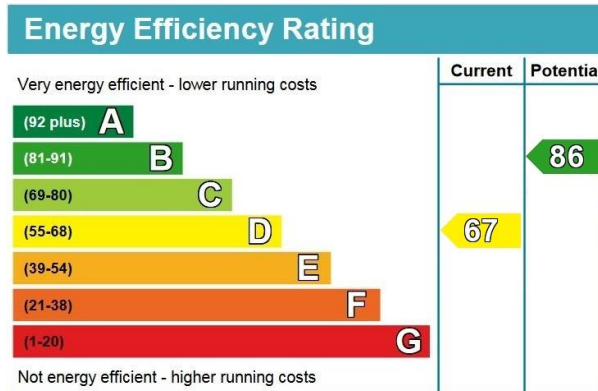
Ground Floor

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



**Trent Court, Andover**

**Guide Price £245,000 Freehold**



- Hallway
- Kitchen/Dining Room
- 3 Bedrooms
- Cloakroom
- Large Shed

- Living Room
- Office/Bedroom 4
- Bathroom
- Attractive Garden
- 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.

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**DESCRIPTION:**

Offered for sale with no onward chain, this terraced house is located on the edge of the town within walking distance of local amenities. The accommodation comprises hallway with stairs to the first floor, a living room with a door to the garden, a modern kitchen/dining room, an office which could be used as a fourth bedroom, three first floor bedrooms, a bathroom with separate shower cubicle and a cloakroom. The rear garden benefits from a part brick shed and two seating areas.

**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:

**HALLWAY:**

Stairs to first floor and doors to:

**LIVING ROOM:**

Window and door to rear garden. Recess shelving and laminate flooring.

**KITCHEN/DINING ROOM:**

Double aspect with a door to the garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset five burner gas hob with extractor over and eye level double oven. Space for appliances, breakfast bar and cupboard with wall mounted gas boiler.

**OFFICE/BEDROOM 4:**

Window to front.

**FIRST FLOOR LANDING:**

Airing cupboard with hot water tank and doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboards.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath, separate shower cubicle, wash hand basin and heated towel rail.

**CLOAKROOM:**

Window to front and WC.

**OUTSIDE:**

The paved front garden is enclosed by picket fencing with gated access to the front door. There is communal parking close by.

**REAR GARDEN:**

Patio area with a pergola adjacent to the kitchen with a step down to an area of lawn with raised beds. There is a further decked seating area adjacent to the living room. To the rear there is a gravelled area, a part brick shed and gated access to a path.

**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.

