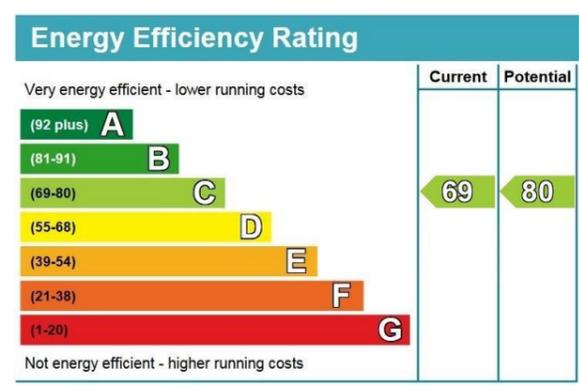


Wye Court, SP10
 Approximate Gross Internal Area = 84.2 sq m / 907 sq ft
 Approximate Outbuilding Internal Area = 6.9 sq m / 75 sq ft
 Approximate Total Internal Area = 91.1 sq m / 982 sq ft



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



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.



Wye Court, Andover **Guide Price £300,000 Freehold**

- Hallway
- Living Room
- 3 Bedrooms
- Enclosed Garden
- Kitchen/Dining Room
- Bathroom
- Shower Room
- Comunal Parking



DESCRIPTION: This link detached house is located on the edge of River Way, close to a green area, and has been improved by the current owner with the addition of new windows, two new bathrooms and a new kitchen. The accommodation comprises open porch with a storage cupboard and a door into the hallway with stairs to the first floor, a re-fitted kitchen/dining room, living room with French doors to the garden, a new downstairs bathroom, three good sized bedrooms and a re-fitted shower room. Outside there is an area of lawn to the front enclosed by picket fencing and gated access to the rear garden which benefits from a patio area, shed and covered storage area.

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: Open porch with storage cupboard and front door into:

HALLWAY:

Stairs to first floor with understairs storage cupboard and doors to:

KITCHEN/DINING ROOM:

Windows to front and rear. Re-fitted with a range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and eye level double oven. Space and plumbing for washing machine, space for fridge/freezer and cupboard with wall mounted gas boiler. Access to:

LIVING ROOM:

Double aspect with French doors to the garden.

BATHROOM:

Window to side. Panelled bath with rainfall shower over, wash hand basin, WC and heated towel rail.

FIRST FLOOR LANDING:

Window to front and doors to:

BEDROOM 1:

Windows to rear and loft access.

BEDROOM 2:

Window to side.

BEDROOM 3:

Window to side and fitted wardrobe cupboard.

SHOWER ROOM:

Windows to front. Double shower cubicle with rainfall system, vanity cupboard with wash hand basin, WC, heated towel rail and shelved airing cupboard.

OUTSIDE:

To the front there is an area of lawn enclosed by picket fencing. A gated path leads to the gated access to:

REAR GARDEN:

Walled patio area adjacent to the property leading round the sides where there is an outside tap, covered store and a shed. The remainder is laid to lawn with flower borders and ornamental trees.

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.

