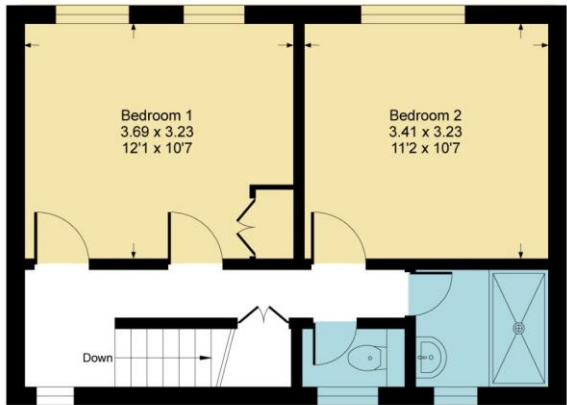


Admirals Way, SP10

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



First Floor



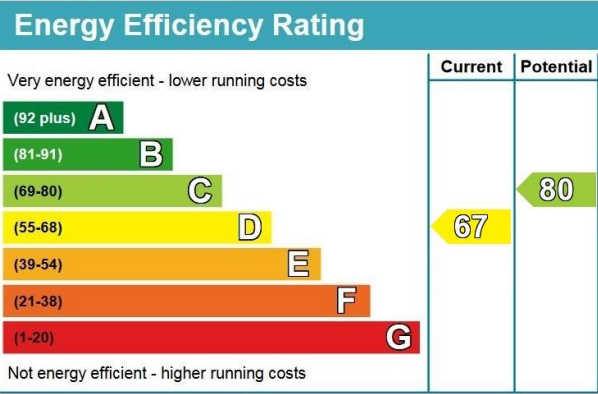
Ground Floor

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



Duncan Court, Andover

Guide Price £240,000 Freehold



- No Onward Chain
 - Living Room
 - Dining Room
 - Shower Room & WC
 - Close to Amenities
- Entrance Hallway
 - Kitchen
 - Two Double Bedrooms
 - Low Maintenance Gardens
 - Proximity to Schools

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: Available to the property market with No Onward Chain, this two-double-bedroomed, terraced house has a location close to local amenities and open countryside along with excellent nearby access to schools catering for all age groups. The larger of the two double bedrooms was originally two good-sized singles and conversion back to that configuration could easily be achieved if desired. The accommodation itself comprises an entrance hallway, a kitchen with an open-plan flow into a dining room, a good-sized, dual-aspect living room, the two double bedrooms, a shower room and a separate WC. Outside, there are low-maintenance gardens to both the front and the rear.

LOCATION: Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, a theatre and a 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. Duncan Court is located on Admiral's Way, off Hood Close. Admiral's Way is an established residential area with excellent proximity to pre-school, primary and secondary educational establishments. Also, nearby there is a local convenience store, a public house and a supermarket, whilst the property is also within a short distance of the town centre, as well as the historic Ladies Walk which provides footpath access to open countryside, Harewood Forest and the Test Valley beyond.

OUTSIDE: The front of the property is reached via a pedestrian pathway from Hood Close, one of many pathways that link the various communal parking areas with the surrounding green space that wraps around the development. A low maintenance, paved front garden, bordered by low-level brick walling, provides access to the front door, under a canopy porch.

ENTRANCE HALLWAY: Stairs to the first floor. Eye-level cupboard housing the electric meter and consumer unit. Radiator. Doors to:

LIVING ROOM: Good-sized, dual aspect living room with windows to the front and a bay window to the rear. Radiator.

DINING ROOM: Window and an external door to the rear. Radiator. Open plan to:

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset ceramic sink and drainer, inset gas hob with an extractor over and a double oven/grill below. Freestanding washing machine and fridge/freezer.

FIRST FLOOR LANDING: Full height window to the front. Doors to a built-in airing cupboard housing a gas boiler and hot water cylinder. Radiator. Loft access.

BEDROOM ONE: Windows to the rear. Originally two good-sized single bedrooms now converted to one larger double with both original doors from the hallway. Double doors to built-in wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Radiator.

SHOWER ROOM: Window to the front. Fully tiled walls. Double walk-in shower enclosure, vanity hand wash basin with cupboard storage below. Heated towel rail.

WC: A separate WC located next to the shower room with a window to the front. Concealed cistern WC and a radiator.

REAR GARDEN: Practical, low-maintenance rear garden arranged over two separate levels. Patio adjacent to the rear of the property with retaining walls and steps up to an additional patio area with mature shrub and flower borders in between. Garden shed and gated rear access.

TENURE & SERVICES: Freehold. Mains drainage, water, 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.

