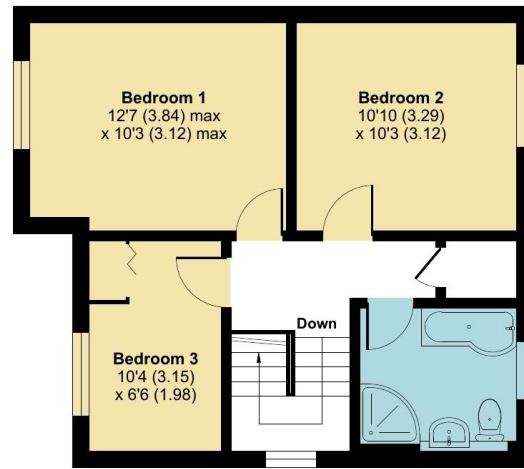
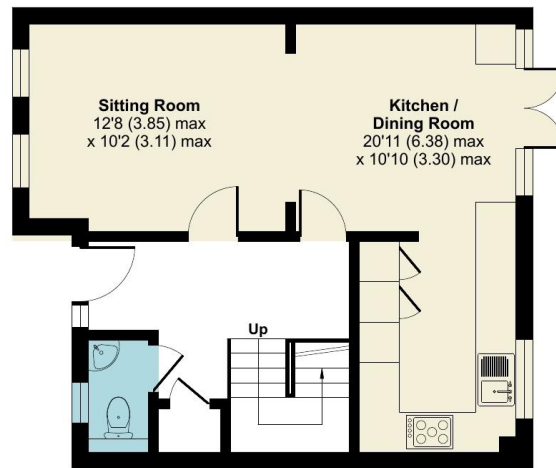


**Moore Close, Andover, SP10**

Approximate Area = 938 sq ft / 87.1 sq m  
For identification only - Not to scale



FIRST FLOOR



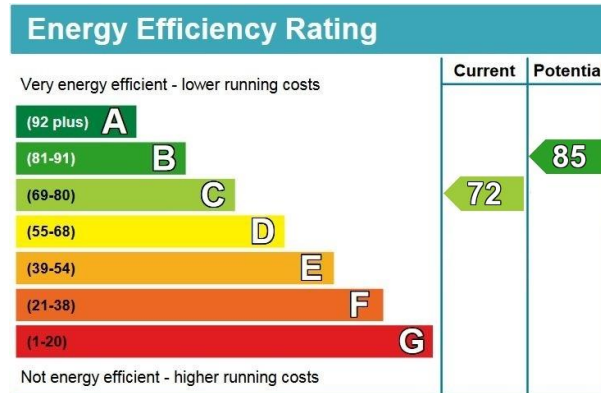
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Austin Hawk Ltd. REF: 1327318



**Moore Close, Andover**

**Guide Price £345,000 Freehold**



- Entrance Hall
- Sitting Room
- 3 Bedrooms
- Driveway Parking

- Cloakroom
- Kitchen/Dining Room
- Bathroom
- Landscaped 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.

☎ 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:**

This spacious semi-detached house is located in a quiet cul-de-sac in a popular residential area. The well presented accommodation comprises a large entrance hall, cloakroom, sitting room with open plan access to an L shaped kitchen/dining room, three bedrooms and a four piece bathroom. To the front there is generous driveway parking, whilst double wooden gates lead to a landscaped garden to the rear which is arranged on two levels and benefits from an outlook over trees.

**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 HALL:**

Stairs to first floor and storage cupboard with shelving. Doors to:

**CLOAKROOM:**

Window to front. WC and wash hand basin.

**SITTING ROOM:**

Windows to front and open access to:

**DINING AREA:**

French doors to garden. Part panelled wall, eye level cupboard and small work surface with space below. Open access to:

**KITCHEN:**

Window to rear. Contemporary range of eye and base level cupboards and drawers with marbled effect work surfaces over an inset ceramic sink with drainer. Electric hob with extractor over and eye level double oven, eye level integral microwave and integral fridge/freezer. Space and plumbing for dishwasher, washing machine and tumble drier.

**LANDING:**

Access to loft. Airing cupboard housing Ideal Logic combi boiler and shelving. Doors to:

**BEDROOM ONE:**

Window to front.

**BEDROOM TWO:**

Window to rear.

**BEDROOM THREE:**

Window to front.

**BATHROOM:**

Window to the rear. Pea-shaped bath with shower mixer tap, shower cubical with large fixed and wall mounted shower heads. Vanity sink unit, WC and heated towel radiator. Fully tiled flooring and walls.

**OUTSIDE:**

Driveway leading to double gate leading to back garden with additional parking. Pathway is laid by slabs and blocked paving leading to the front door with an undercover porch enclosed by picket fencing. Remainder of the garden is laid to lawn and bordered by mature plants.

**REAR GARDEN:**

Patio eating area adjacent to the property stepping up to lawn and additional patio seating area. To the rear of the garden there is a summer house and retaining railway sleepers forming a raised flower bed. External tap and double rear access gates to front.

**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.

